

File

July 15, 1975

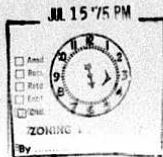
Mr. James E. Dyer,

I would like to request that the thirty-day appeal period be waived. I will accept all responsibility in request for the 30 day appeal to be dropped. Reason for the ~~late~~ request is because my loan must be signed by August 2nd, 1975. Also, Builder Contract can change in price after July 1975.

Thanking You,

Flora H. Rodgers

(Case # 76-7-A (item No. 226))



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Gloria H. Rodgers, Frank L. and Catherine Neville, 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 1802.3C.1 to permit lot widths of fifty (50) feet in lieu of the required fifty-five (55) feet for lots 24 and 25 and to permit

side setbacks of eight (8) feet in lieu of the required ten (10) feet for the proposed house on lot 25.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
This house only covers in area 24'x27' and without the Variance Permit I would not be able to buy this home, or be able to build at all. The price for this home is all that we can afford economically at the present and most likely for the near future. On our street just about every house is built on a 50 foot lot. So I feel it would not be a distraction against the other homes.

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: 7424 Poplar Ave
Baltimore, Md 21224
Petitioner's Attorney
Protestant's Attorney

By The Zoning Commissioner of Baltimore County, this 27th day of July 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 5th day of July 1975, at 10:15 o'clock.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: July 1, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-7-A, Petition for Variance for Lot Widths and Side Yards. North side of Poplar Avenue 1160 feet, more or less, Southwest of Old North Point Road. Petitioner - Gloria H. Rodgers, et al

12th District

HEARING: Monday, July 7, 1975 (10:15 A.M.)

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

William D. Fromm
William D. Fromm
Director of Planning

RE: PETITION FOR VARIANCES : BEFORE THE
N/S of Poplar Avenue, 1160' SW of : DEPUTY ZONING
Old North Point Road - 12th Election : COMMISSIONER
District : OF
Gloria H. Rodgers, et al - Petitioners : BALTIMORE COUNTY
NO. 76-7-A (Item No. 226)

This Petition represents a request that would permit lot widths of fifty feet in lieu of the required fifty-five feet for Lot Nos. 24 and 25, as recorded among the plat records of Baltimore County in WPC. 5, folio 83. Variances were also requested to permit side yard setbacks of eight feet in lieu of the required ten feet for a proposed house on Lot No. 25.

Testimony presented during the course of the hearing established that a hardship existed in that the aforementioned lots are situated in an existing development of fifty foot wide lots and in many cases are improved with dwellings having side yard setbacks of eight feet or less.

In view of these findings, it is the opinion of the Deputy Zoning Commissioner that the Variances should be granted, and the granting of said Variances will not be detrimental to the health, safety and general welfare of the neighborhood involved.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 11th day of July, 1975, that the herein requested Variances to permit lot widths of fifty feet in lieu of the required fifty-five feet for Lots 24 and 25, and to permit side yard setbacks of eight feet in lieu of the required ten feet for the proposed house on Lot 25, should be and the same are hereby GRANTED, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

James S. [Signature]
Deputy Zoning Commissioner of
Baltimore County

DESCRIPTION FOR VARIANCE

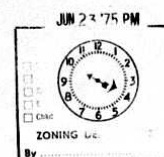
BEGINNING FOR A POINT ON THE NORTH SIDE OF POPLAR AVENUE APPROXIMATELY 1160.00 FEET MORE OR LESS SOUTHWEST FROM OLD NORTH POINT ROAD AND RUNNING (1) N 51° 30' W 150 FEET, THENCE (2) S 51° 30' W 100 FEET, THENCE (3) S 51° 30' E 150 FEET, THENCE (4) N 51° 30' E 100 FEET, TO THE POINT OF BEGINNING.
ALSO KNOWN AS 7424 POPLAR AVENUE.

RE: PETITION FOR VARIANCE : BEFORE THE
to permit 50 feet instead of the : ZONING COMMISSIONER
required 55 feet for Lots 24 : OF
and 25; and to permit side : BALTIMORE COUNTY
setbacks of 8 feet instead of :
the required 10 feet for the :
proposed house on Lot 25. :
North side of Poplar Avenue :
1160 feet Southwest of Old :
North Point Road - 12th District. :
GLORIA H. RODGERS, ET AL : Case No. 76-7-A, Item 226

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. Kuntz, 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 23rd day of June, 1975 to Frank L. Neville, Jr., Catherine Neville and Gloria H. Rodgers, 7424 Poplar Avenue, Baltimore, Maryland 21224, 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
ELWOOD TH. N. DIVER, P. E. CHIEF

June 25, 1975

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

Re: Item #226 (1974-1975)
Property Owner: Gloria H. Rodgers, Frank L. and Catherine Neville
N/S of Poplar Ave., 1160.00' S/W of Old North Point Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C.1 to permit lot widths of 50' in lieu of the required 55' for lots 24 and 25 and to permit side setbacks of 8' in lieu of the required 10' for the proposed house on lot 25.
No. of Acres: 100 x 150 District: 12th

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:

The submitted plan should be revised to include a location map, indicate the Poplar Avenue right-of-way width of 50 feet and that this property is Lot 25, Section "C" as shown on the plat "Eastern Heights", recorded W.P.C. 5, Folio 83.

Highways:

Poplar Avenue, an existing County road, is proposed to be improved in the future as a 40-foot closed section roadway on a 50-foot right-of-way.

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.

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.

July 11, 1975

M's. Gloria H. Rodgers
7424 Poplar Avenue
Baltimore, Maryland 21224

RE: Petition for Variances
N/S of Poplar Avenue, 1160' SW of
Old North Point Road - 12th Election
District
Gloria H. Rodgers, et al - Petitioners
NO. 76-7-A (Item No. 226)

Dear M's. Rodgers:

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

cc: [Signature]

Item #226 (1974-1975)
Property Owner: Gloria H. Rodgers, Frank L. and Catherine Neville
Page 2
June 25, 1975

Water and Sanitary Sewer:

Public water supply and sanitary sewerage exist in Poplar Avenue to serve this site.

Very truly yours,

Elwood Th. N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FW:ras

F-NE Key Sheet
4 SE 20 Pos. Sheet
SE 1 E Topo
96 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 30, 1975

M's. Gloria H. Rodgers
7424 Poplar Avenue
Baltimore, Maryland 21224

RE: Variance Petition
Item 226
Gloria H. Rodgers, Frank L. &
Catherine Neville - Petitioners

Dear M's. Rodgers:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you June 19, 1975 under the above referenced subject.

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



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 19, 1975

M's. Gloria H. Rodgers
7424 Poplar Avenue
Baltimore, Maryland 21224

RE: Variance Petition
Item 226
Gloria H. Rodgers, Frank L. &
Catherine Neville - Petitioners

Dear M's. Rodgers:

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 north side of Poplar Avenue, 1160 feet southwest of Old North Point Road, and is two 50 foot lots, one of which is improved with a single family dwelling and the other which is vacant. Adjacent properties on the north side of Poplar Avenue are improved with single family dwellings, and property opposite this site across Poplar Avenue is improved with the Berkshire Elementary School.

The petitioner is requesting a Variance to permit lot widths of 50 feet in lieu of the required 55 feet for both lots and also side yard setbacks for a proposed dwelling on Lot No. 25.

M's Gloria H. Rodgers
Item 226
June 19, 1975
Page 2

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 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, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 29, 1975

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

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

Dear Mr. DiNenna:

Comments on Item #226, Zoning Advisory Committee Meeting, June 3, 1975, are as follows:

Property Owner: Gloria H. Rodgers, Frank L. & Catherine Neville
Location: N/S of Poplar Ave. 1160.00' SW of Old North Point Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C.1 to permit lot widths of 50' in lieu of the required 55' for lots 24 & 25 and to permit side setbacks of 8' in lieu of the required 10' for the proposed house on lot 25.

No. of Acres: 100 x 150
District: 12th

Water and Sewer available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

BHV/pjc

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

June 9, 1975

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

Re: Item 226 - ZAC - June 3, 1975
Property Owner: Gloria H. Rodgers, Frank L. & Catherine Neville
Location: N/S of Poplar Ave. 1160.00' SW of Old North Point Rd.
Existing Zoning: D. R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C.1 to permit lot widths of 50' in lieu of the required 55' for lots 24 & 25 & to permit side setbacks of 8' in lieu of the required 10' for the proposed house on lot 25.

No. of Acres: 100 x 150
District: 12th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variance to the lot width and the sideyard setback.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate

MSF/bza

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



June 17, 1975

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

Dear Mr. DiNenna:

Comments on Item #226, Zoning Advisory Committee Meeting, June 3, 1975, are as follows:

Property Owner: Gloria H. Rodgers, Frank L. & Catherine Neville
Location: N/S of Poplar Avenue 1160.00' SW of Old North Point Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C.1 to permit lot widths of 50' in lieu of the required 55' for lots 24 and 25 and to permit side setbacks of 8' in lieu of the required 10' for the proposed house on lot 25.
No. of Acres: 100 x 150
District: 12th

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 2, 1975

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

Z.A.C. Meeting of: June 3, 1975

Re: Item 226

Property Owner: Gloria H. Rodgers, Frank L. & Catherine Neville

Location: N/S of Poplar Ave. 1160.00' S.W. of Old North Point Road

Present Zoning: D.R. 5.5

Proposed Zoning: Variance from Section 1802.3C.1 to permit lot widths of 50' in lieu of the required 55' for lots 24 & 25 and to permit side setbacks of 8' in lieu of the required 10' for the proposed house on lot 25.

District: 12th

No. Acres: 100 x 150

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

H. ENGEL PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNY

MARSHALL M. ROTHSCHILD
JOSEPH M. GORDAN
J. C. CROCKER

T. WAYNE WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WUELFEL

JOSEPH W. WATKINS, JR., SECRETARY

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 19, 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 one time, before the 7th day of June, 1975, the first publication appearing on the 19th day of June, 1975.

THE JEFFERSONIAN,
S. Frank Smith
Manager.

Cost of Advertisement, \$

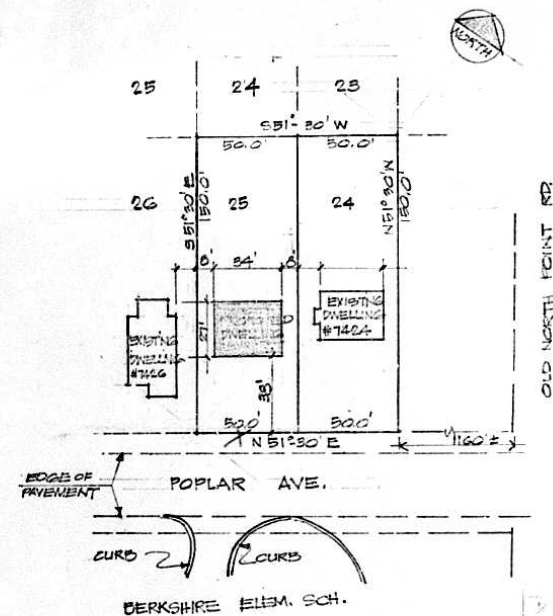
OFFICE OF THE DUNDALK TIMES

DUNDALK, MD. 21222 June 19 1975

THIS IS TO CERTIFY, that the annexed advertisement of PETITION - NORTH SIDE OF POPLAR AVENUE was inserted in THE DUNDALK TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 19th day of June 1975, that is to say, the same was inserted in the issues of June 19, 1975.

STROMBERG PUBLICATIONS, Inc.

By *A. C. C. C.*



PETITION FOR ZONING VARIANCE
FOR ROGERS & NEVILLE -
LOT 25 SECTION C
PLAT BOOK WTCB PAGE 83
ELECTION DIST. 12
ZONED D.R. 5.5
EXISTING PUBLIC FACILITIES IN ROAD

SCALE: 1"=40'

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

76-7-A

District: 12th Date of Posting: 6-19-75

Posted for: *Henry Monday July 2nd 1975 @ 10:15 AM*

Petitioner: *Gloria H. Rodgers*

Location of property: *N/S of Poplar Ave. 1160.00' S.W. of Old North Point Rd*

Location of Sign: *1 Sign on North Baltimore Avenue Nos. 7424 & 7426 on Vacant Lot*

Remarks: *None*

Posted by: *Mrs. H. H. H. H.* Date of return: *6-25-75*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 20 day of MAY 1975. Item #

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: *ROGERS & NEVILLE* Submitted by: *MR ROGERS*

Petitioner's Attorney: *RECEIVED* Reviewed by: *RECEIVED*

* 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. 21664

DATE: July 7, 1975 ACCOUNT: 01-662

AMOUNT: \$48.50

DISTRIBUTION: WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Cash
Advertiser's and posting of property for
Gloria Rodgers, et al - 76-7-A

4850 JUL 7 4 35 C REC

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

No. 21624

DATE: June 16, 1975 ACCOUNT: 01-662

AMOUNT: \$25.00

DISTRIBUTION: WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Money Order - 20178084, 3
Petition for Variance for Gloria H. Rodgers, et al
76-7-A

21 JUN 17 2500 REC