

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Almena and Boykin Joyner, 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 1802.3C1 to permit a rear yard setback of 17 feet instead of the required 50 feet.

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

Existing kitchen area is too small and existing rear yard of entire development cannot meet the required setbacks.

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 Almena Joyner
Address 409 Main St.
Petitioner's Attorney John W. Hession, III
Protestant's Attorney John W. Hession, III

ORDERED By The Zoning Commissioner of Baltimore County, this 10th 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 14th day of July, 1975 at 10:15 o'clock

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: July 11, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-16-A, Petition for Variance for a Rear Yard.
North side of Main Street 175 feet East of Carver Road
Petitioner - Boykin Joyner and Almena Joyner

12th District

HEARING: Monday, July 14, 1975 (10:15 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

The construction of the proposed addition would not be in harmony with the surrounding character.

William D. Fromm
Director of Planning

WDF:NEG:rw

RE: PETITION FOR VARIANCE to permit a rear yard setback of 17 feet instead of the required 50 feet.
North side of Main Street 175 feet East of Carver Road - 12th District.
BOYKIN JOYNER
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 76-16-A, Item # 231

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, we hereby enter our appearance in this proceeding. You are requested to notify us 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
494-2188

I HEREBY CERTIFY That the foregoing Order was mailed this 8th day of July, 1975 to Boykin Joyner and Mrs. Almena Joyner, 409 Main Street, Baltimore, Maryland 21222, Legal Owners.

John W. Hession, III
People's Counsel

I will not attend. JWH.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 19, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. HOGANS, JR.
Chairman

Mr. Boykin Joyner
409 Main Street
Baltimore, Maryland 21222

RE: Petition for Variance
Item 231
Almena & Boykin Joyner -
Petitioners

Dear Mr. Joyner:

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 Main Street, 175 feet East of Carver Road, and is currently improved with a single family interior group house.

The petitioner is requesting a Variance to permit a rear yard setback of 17 feet instead of the required 50 feet, in order that an addition may be constructed on the rear of this dwelling.

A field inspection revealed this row house development to be of considerable age, and many of the units therein have been expanded by means of rear and second floor dormer additions.

Mr. Boykin Joyner
Re: Item 231
June 20, 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.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

PROPERTY DESCRIPTION

Beginning at a point located on the north side Main Street (50 feet wide), and 175 feet east of the centerline of Carver Road (50 feet wide), and thence running the following courses and distances: in a southeasterly direction a distance of 14 feet to a point, thence at a right angle and in a northeasterly direction a distance of 75 feet to a point, thence at a right angle and in a northwesterly direction a distance of 14 feet to a point, thence at a right angle and in a southwesterly direction a distance of 75 feet to the place of beginning.

Property known as Lot 409, Block 2 of plat of Carver Manor, CHE 13 Folio 83 containing approximately 1050 square feet.

Mr. & Mrs. Boykin Joyner
409 Main Street
Baltimore, Maryland 21222

RE: Petition for Variance
N/S of Main Street, 175' E of
Carver Road - 12th Election
District
Boykin Joyner, et al - Petitioners
NO. 76-16-A (Item No. 231)

Dear Mr. & Mrs. Joyner:

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/saw

Attachments

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

SEP 17 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 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 17 feet in lieu of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of July, 1975, that the herein Petition for a Variance to permit a rear yard setback of 17 feet in lieu of the required 50 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 16th day of July, 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
623-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Almene & Boykin Joyner

Location: N/S of Main St. 175' E. of Carver Rd.

Item No. 231 Zoning Agenda June 17, 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 100 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 XXXXXX 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: John L. Wimbley Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

Wm. T. MULLER
DEPUTY TRAFFIC ENGINEER

June 13, 1975

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

Re: Item 231 - ZAC - June 17, 1975
Property Owner: Almene & Boykin Joyner
Location: N/S of Main St. 175' E. of Carver Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C1 to permit a rear yard setback of 17' instead of the required 50'.
No. of Acres: 1050 sq. ft.
District: 12th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the rear yard.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc.

MSI/bza

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

June 13, 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 #231, Zoning Advisory Committee Meeting, June 17, 1975, are as follows:

Property Owner: Almene & Boykin Joyner
Location: N/S of Main St. 175' E. of Carver Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C1 to permit a rear yard setback of 17' instead of the required 50'.
No. of Acres: 1050 sq. ft.
District: 12th

Metropolitan water and sewer are available to the site. Since this is a rear yard setback variance, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

DHB:mab

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 18, 1975

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

Z.A.C. Meeting of: June 17, 1975

Re: Item 231

Property Owner: Almene & Boykin Joyner

Location: N/S of Main Street, 175' E. of Carver Road

Present Zoning: D.R. 5.5

Proposed Zoning: Variance from Section 1802.3C1 to permit a rear yard setback of 17' instead of the required 50'.

District: 12th

No. Acres: 1050 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMBLE PARKS, PRESIDENT
EUGENE C. HERR, VICE-PRESIDENT
AND BOARD MEMBER

MARCUS M. BOTSANIS
JOSEPH N. HIGDON
ALVIN GREENE

T. BAYARD WILLIAMS, III
RICHARD W. TRACY, JR.
WILLIAM W. HARRIS, JR.

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



June 27, 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 #231, Zoning Advisory Committee Meeting, June 17, 1975, are as follows:

Property Owner: Almene & Boykin Joyner
Location: N/S of Main St. 175' E. of Carver Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C1 to permit a rear yard setback of 17' instead of the required 50'.
No. of Acres: 1050 sq. ft.
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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3311 ZONING 484-3311

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

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

June 30, 1975

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

Re: Item #231 (1974-1975)
Property Owner: Almene & Boykin Joyner
N/S of Main St., 175' E. of Carver Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C1 to permit a rear yard setback of 17' instead of the required 50'.
No. of Acres: 1,050 sq. ft. 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:

Baltimore County utilities and highway improvements are not involved. However, it appears that additional fire hydrant protection may be required in the vicinity. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #231 (1974-1975).

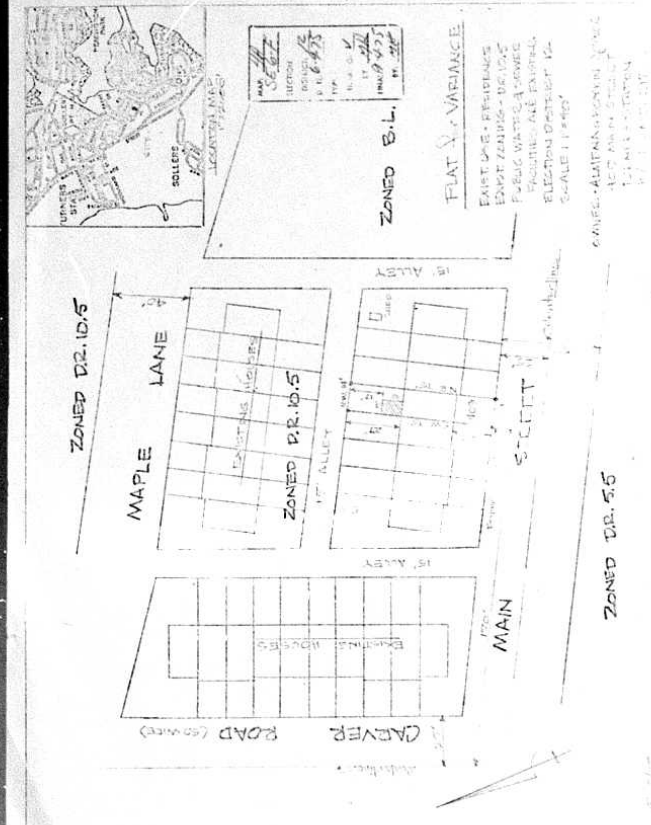
Very truly yours,

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

END:EAM:FWR:ess

cc: W. Munchel

A-M Key Sheet
22 SE 21 Topo. Sheet
SE 6 F Topo
110 Tax Map



SEP 17 1975

PETITION FOR A VARIANCE FROM THE ZONING ORDINANCE OF BALTIMORE COUNTY, MARYLAND. LOCATION: North side of Main Street, 175 feet East of Carver Road. DATE & TIME: MONDAY, July 14, 1975 at 10:15 A.M. PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The Zoning Commissioner of Baltimore County, by authority of the Planning and Zoning Commission of Baltimore County, will hold a public hearing on the Petition for Variance from the Zoning Ordinance of Baltimore County to permit a rear yard setback of 15 feet instead of the required 30 feet. The Zoning Ordinance to be reviewed is as follows: Section 100.2.1.1.1. Near Vande 30 feet. All that parcel of land in the Twelfth District of Baltimore County. Beginning at a point located on the north side of Main Street (30 feet wide), and 175 feet east of the centerline of Carver Road (30 feet wide); and thence running the following courses and distances: to a south-easterly direction a distance of 15 feet to a point; thence at a right angle and in a south-easterly direction a distance of 25 feet to a point; thence at a right angle and in a north-westerly direction a distance of 15 feet to a point; thence at a right angle and in a south-westerly direction a distance of 15 feet to the place of beginning. Property known as Lot 400, Block 2 of Plat of Carver Manor, CTR 12 Plate 80 containing approximately 1850 square feet. Being the property of Boykin Joyner and Almona Joyner as shown on plat plan filed with the Zoning Department. Hearing Date: Monday, July 14, 1975 at 10:15 A.M. Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. BY ORDER OF S. ERIC DINENNA, ZONING COMMISSIONER OF BALTIMORE COUNTY June 26 1975

OFFICE OF
THE DUNDALK TIMES

DUNDALK, MD. 21222 June 26 1975

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION - NORTH SIDE OF MAIN STREET
was inserted in THE DUNDALK TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one week
week before the 14th day of July 1975, that is to say, the same
was inserted in the issues of June 26, 1975

STROMBERG PUBLICATIONS, Inc.

By S. Eric Dinenna

CERTIFICATE OF PUBLICATION
TOWSON, MD. JUNE 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 a week
at one time, week before the 14th
day of July 1975, the 1975 publication
appearing on the 25th day of June
1975.
THE JEFFERSONIAN
S. Eric Dinenna
Manager.
Cost of Advertisement, \$

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUNE 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 a week
at one time, week before the 14th
day of July 1975, the 1975 publication
appearing on the 25th day of June
1975.

THE JEFFERSONIAN
S. Eric Dinenna
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: <u>D.S.</u>	Revised Plans: Change in outline or description Yes Map #									
Previous case:										

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#76-16-A

District: 12th Date of Posting: 6-26-75
Posted for: Heavy Monday July 14th 1975 8:15 AM
Petitioner: Boykin Joyner
Location of property: N/S of Main St. 125' East of Carver Rd
Location of Sign: 1 Sign Located West of 409 Main St
Remarks: Mail H. Hise Date of return: 7-2-75
Posted by: Mail H. Hise

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 2nd day of
June 1975. Item #

S. Eric Dinenna
S. Eric Dinenna,
Zoning Commissioner

Petitioner Almona & Boykin Joyner Submitted by Paul Keyser
Petitioner's Attorney Reviewed by Franklin T. Hoggins Jr.

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

Form 321
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Mr. Boykin Joyner
409 Main Street
Baltimore, Md. 21202
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for
filing this 2nd day of June 1975

S. Eric Dinenna
S. Eric Dinenna,
Zoning Commissioner

Petitioner Almona & Boykin Joyner

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

BALTIMORE COUNTY, MARYLAND No. 21638
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE June 20, 1975 ACCOUNT 01-662

AMOUNT \$85.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
Welsh Constr. Co.
Erdman at Miston
Baltimore, Md. 21213
Petition for Variance for Boykin Joyner - #76-16-A

BALTIMORE COUNTY, MARYLAND No. 21683
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE July 14, 1975 ACCOUNT 01-662

AMOUNT \$50.25

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
Boykin Joyner
409 Main Street
Baltimore, Md. 21222
Advertising and posting of property - #76-16-A