

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

William H. Grim, Jr. and
I, or we, Catherine M. Grim, 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 1802.301 to permit a side yard setback of 5 feet 6 inches in lieu of the required existing setback of 7.2 feet, and a rear yard setback of 25 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. That the Petitioners need to erect an addition to their present home. The only practical area to be used is along the easternmost outline of the subject lot - see hatched area. That the northernmost area of the addition will be approximately 6 feet from the property line.
2. That the adjacent owner will not sell area to allow the Petitioner to straighten out property line.
3. That the property owner began construction with the knowledge of the zoning requirements.

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.

DATE July 23, 1975
Address 198 Frederick Ave. Catonsville, MD 21228
Contract purchaser William H. Grim, Jr.
Address 198 Frederick Ave. Catonsville, MD 21228
Petitioner's Attorney C. Victor McFarland
Address 920 Frederick Road, Baltimore, Md. 21228
Protestant's Attorney 744-0931

ORDERED By The Zoning Commissioner of Baltimore County, this 17th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of July, 1975, at 11:00 clock

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: July 18, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition # 76-23-A, Petition for Variance for Side and Rear Yards.
Northwest corner of Newburg and Sandford Avenues.
Petitioner - William H. Grim, Jr. and Catherine M. Grim

1st District

HEARING: Monday, July 21, 1975 at 11:00 A.M.

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

William D. Fromm
Director of Planning

W.D.F:NEG:rw



RE: PETITION FOR VARIANCE
for Side and Rear Yards
Northwest corner of Newburg and
Sandford Avenues.
1st District
WILLIAM H. GRIM, JR. AND
CATHERINE M. GRIM
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 76-23-A, Item # 241

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

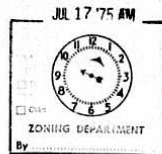
Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 17th day

of July, 1975 to C. Victor McFarland, Esquire, 920 Frederick Road, Baltimore,

Maryland 21228, Attorney for Petitioner.

John W. Hession, III
People's Counsel



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

July 27, 1975

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

Re: Item #241 (1974-1975)
Property Owner: William H. Grim
N/W cor. of Newburg and Sandford Avenues
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.301 to
permit a side yard setback of 5'6" in lieu of the
required existing setback of 7.2' and a rear yard of
25' in lieu of the required 30'.
No. of Acres: 50 x 15 District: 1st

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 submitted plan should be revised to indicate the improvements on this site and either side thereof, including walkways and front and side porches. It is noted that public sidewalks have not been constructed on this and the adjoining remainder of the reassembled property on the corner. The construction of sidewalks, which should be accomplished in connection with any grading or building permit application will be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #241 (1974-1975).

Very truly yours,

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

END:SAM:TW:sc

cc: J. Somers

H-55 Key Sheet
13 NW 23 Pos. Sheet
SW 4, P. Topo.
101 Tax Map

C. Victor McFarland, Esquire
920 Frederick Road
Baltimore, Maryland 21228

RE: Petition for Variances
NW/corner of Newburg and Sandford
Avenues - 1st Election District
William H. Grim, Jr. et ux -
Petitioners
NO. 76-23-A (Item No. 241)

Dear Mr. McFarland:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

/Attachments

cc: Mr. Anthony Albanese
196 Newburg Avenue
Catonsville, Maryland 21228

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

SURVEYOR'S DESCRIPTION

BEGINNING for the same on the northwest side of Newburg Avenue as laid out 50 feet wide at the distance of 50 feet measured southwesterly along the northwest side of Newburg Avenue from the southwest side of Sandford Avenue as laid out 40 feet wide and running thence and binding on the northwest side of Newburg Avenue south 42 degrees 12 minutes 20 seconds West 50 feet thence by a line across Lot No. 28 as shown on the Plat of Forest Spring Park recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 115, north 48 degrees 09 minutes 10 seconds West 100 feet thence by a line across Lot No. 28 and Lot No. 27 as shown on said Plat north 42 degrees 12 minutes 20 seconds East 45 feet by lines across Lot No. 27 south 65 degrees 48 minutes 10 seconds East 40.40 feet south 48 degrees 09 minutes 11 seconds East 26.50 feet and south 37 degrees 11 minutes 20 seconds East 35.65 feet to the place of beginning

Item 241

C. Victor McFarland, Esq.
920 Frederick Road
Baltimore, Md. 21228
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 17th day of June, 1975

S. Eric DiNenna
Zoning Commissioner

Petitioner Catherine M. Grim

Petitioner's Attorney C. Victor McFarland Reviewed by Franklin T. Hoggans, Jr.
Chairman,
Zoning Plans
Advisory Committee

SEP 22 1975

Zoning Commissioner of Baltimore County

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

cc: Albert E. Pohmer
Surveyor & Civil Engineer
322 N. Charles Street
Baltimore, Maryland 21201

PHYS:mathG

Y. DAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD E. WUERBEE

MSF/pz

W. Nick Petrovich.,
Field Representative.

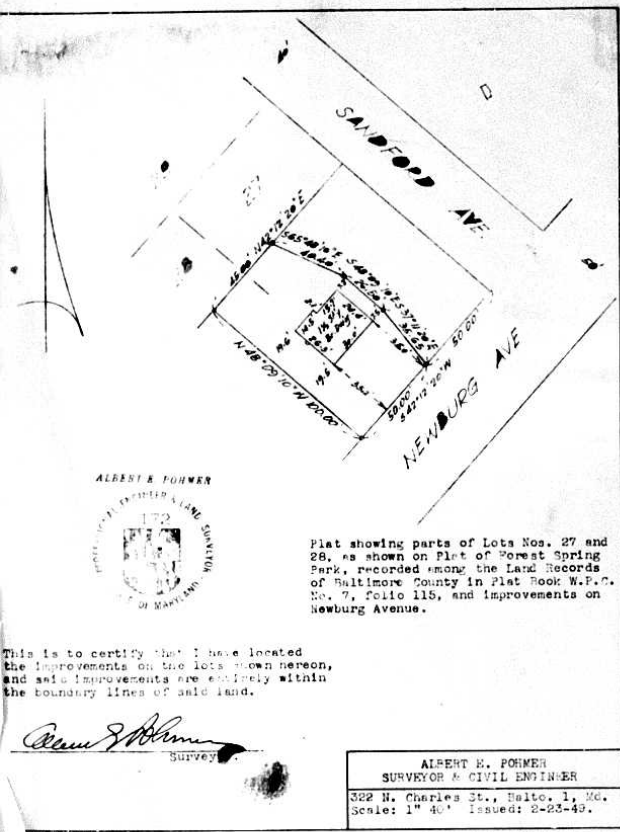
PETITION MAPPING PROGRESS SHEET										
FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: F.T.H.

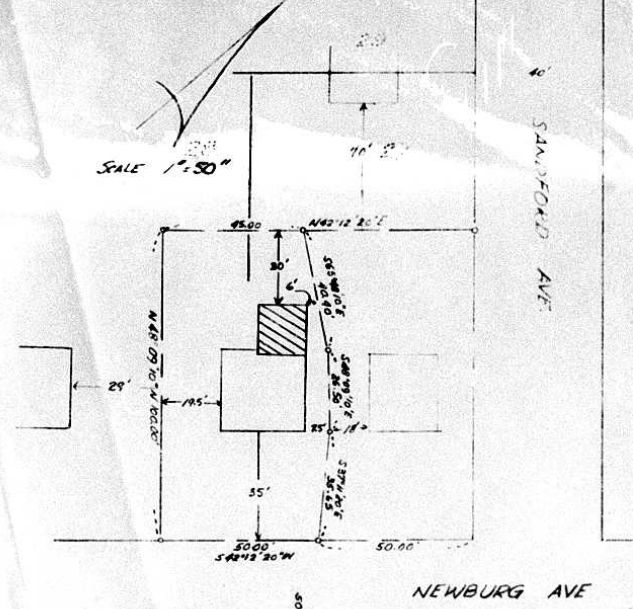
Previous case: _____

Revised Plans:
Change in outline or description _____ Yes
_____ No

Map # _____



PETITION FOR VARIANCE
- GRIM PROPERTY -
EXISTING ZONING DR.5.5
ELECTION DISTRICT NO. 1
PUB. WTR AND SEWER
EXISTING



CERTIFICATE OF PUBLICATION

TOWSON, MD., JULY 3, 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., commencing on the 21st day of JULY, 1975, the first publication appearing on the 3rd day of JULY, 1975.

THE JEFFERSONIAN
S. Frank Stricker
Manager

Cost of Advertisement, \$

PETITION FOR A VARIANCE
in District
SOWING: Petition for Variance for Side and Rear Yard
LOCATION: Northwest corner of Newburg and Sandford Aves.
DATE & TIME: MONDAY, JULY 21, 1975 at 11:00 A.M.
PUBLIC HEARING: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Boarding Commissioner of Baltimore County, by authority of the Boarding and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from the Boarding Regulations of Baltimore County to permit a side yard setback of a four (4) foot lot instead of the required 7.5 feet; and to permit a rear yard setback of 10 feet instead of the required 15 feet.
The hearing will be held at the County Office Building, Room 109, 111 W. Chesapeake Avenue, Towson, Maryland, on Monday, July 21, 1975 at 11:00 A.M.
All that parcel of land in the First District of Baltimore County BEGINNING for the same on the northwest side of Newburg Avenue as lot out 50 feet wide at the distance of 20 feet measured southerly along the northwest side of Newburg Avenue as lot out 40 feet wide and running thence and thence on the northwest side of Newburg Avenue south 42 degrees 15 minutes 30 seconds West 10 feet thence by a line across Lot No. 28 as shown on the Plat of Forest Spring Park recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, Folio 115, north 40 degrees 00 minutes 10 seconds West 100 feet thence by a line across Lot No. 28 and Lot No. 27 as shown on said Plat north 40 degrees 15 minutes 30 seconds East 40 feet by line across Lot No. 27 south 40 degrees 40 minutes 10 seconds East 40.40 feet south 40 degrees 40 minutes 10 seconds East 40.40 feet and south 27 degrees 11 minutes 30 seconds East 20.40 feet to the place of beginning.
Being the property of William H. Grim, Jr. and Catherine M. Grim, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, July 21, 1975 at 11:00 A.M.
Public Hearing: Room 109, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
S. ERIC DINENNA
BOARDING COMMISSIONER
OF BALTIMORE COUNTY
July 2

OFFICE OF
THE CATONSVILLE TIMES
CATONSVILLE, MD. 21228 July 3 1975

THIS IS TO CERTIFY, that the annexed advertisement of NORTH-EAST CORNER OF NEWBURG AND SANDFORD AVENUE was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 21 day of July, 1975 that is to say the same was inserted in the issue of July 3, 1975.

STROMBERG PUBLICATIONS, Inc.

This is to certify that I have located the improvements on the lots shown hereon, and said improvements are entirely within the boundary lines of said land.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 17 day of June 1975 Filing Fee \$ 25 Received check
Cash
Other

S. Eric Dinenna
Zoning Commissioner

Petitioner GRIM Submitted by McFarland
Petitioner's Attorney McFarland Reviewed by PRJ

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

BALTIMORE COUNTY, MARYLAND No. 21696
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE July 28, 1975 ACCOUNT 01-662

AMOUNT \$53.75

WHITE - CASHIER
William H. Grim, Jr.
198 Newburg Ave.
Catonsville, Md. 21228
Advertising and Posting of property #76-23-A

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

53.75

BALTIMORE COUNTY, MARYLAND No. 21649
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE June 30, 1975 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
William H. Grim, Jr.
198 Newburg Ave.
Catonsville, Md. 21228
Petition for Variance #76-23-A

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

25.00