PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALLTMORE COUNTY

for a Variance from Section, 1B.02,2(C) of the Baltimore Co Zoning Regulations to permit as to Parcel"A" - 15 foot sideyard

50 foot rearyard instead of the required 75 feet to soning line:

and to permit as to Parcel. "B" - e 20 foot side yard instead of of the Zammutagasta. Scaling the property of the Zammutagasta. Scaling to the John Law of Rattmore County, for the following resease instants hardship or practical difficulty to permit a window to tract boundary the output of the county of the property by the commer to its highest or best use in concart with the existing adjoining properties. (see attached plat)

By deed recorded in the Land Records of Baltimore County in Liber E.H.K. 5529 folio 401; being a parcel of the let lot of ground conteved by Helen G. Campbell, et al. to Frank D. Scarfield, the Liber E.H.K. 5529, folio 395.

IVED FOR

penses of above Variance severthing, posting, etc., upon filing of this and are to be bound by the noning regulations and restrictions of munit to the Zoning Law For Estimate County, Holadird East, Inc.

By:Frank D. Scarfield, President

6610 Holabird Avenue Baltimore, Maryland 21224

Protestant's Attorney

(aT

Thomas L. Henness

Address 407 West Pennsylvania Ave.
Towson, Maryland 21204 823-7710 ORDERED By The Zoning Commission

of June 195 that the subject matter of this petition be advertised, a required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public beauting be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Townen, Baltimore

July 25, 1975

Thomas L. Hennessey, Esquire 407 West Pennsylvania Avenue Towson, Maryland 21204

RE: Petition for Variances NW/corner of Virginia and Eugene Avenues, NE/corner of Virginia & Goeller Avenues - 15th Election District Holabird East, Inc. - Petitioner NO. 76-24-A (Item No. 232)

Dear Mr. Hennessey:

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

Very truly yours 10/

JAMES E. DYER Deputy Zoning Commissioner

JED/me

Attachment Me. Howar

TONING COMMISSIONE

BEFORE THE

BALTIMORE COUNTY

Core No. 76-24-A, Item # 232 HOLANIO EAST, INC.

ORDER TO ENTER APPEARANCE



DAT

HEREBY CERTIFY That a copy of the foregoing Order was mailed this 17 1975 to Thomas L. Hennessey, Esquire, 407 West Pennsylvania Avenue, Tow ney for Petitioner and Frank D. Scarfield, Presiden

I will not attend. JWH.



8013 BELAIR RD. / BALTIMORE, MD. 21235 (50), 668-150 Febuary 25, 1975

DESCRIPTION OF PARCEL "A" VIRGINIA AVENUE TO ACCOMPANY PETITION FOR VARIANCE 15TH ELEC. DIST. BALTIMORE COUNTY

side of Virginia Avenue (60feet wide) and the west size of Eugene Avenue (50 feet wide) thence leaving said place of beginning and running and binding orth side of Virginia Avenue referring all the courses of this descripthe true meridian as established by the Baltimore County Metropolitan District (1) South 65 degrees 52 minutes 35 secunds West 85.56 feet thence looving the north side of Virginia Avenue and running for lines of division P following to runs and distances viz: (2) North 36 degrees 12 minutes 39 so t 7 . O froit and thence () Forth 53 degrees 47 single East 1, 7,50 to the erst hade of Eugene Avenue thence numbers an Dinding of the were side of course Avenue the 2 Following courses and distance, viz: [4, Jouth 30 degrees 12 minutes 38 seconds East 75.19 feet to a point of curve theres (5) by a line curving to the right in a southwesterly direction having a radius of 20.00 Feet for a distance of 35.64 feet to the place of beginning.

Containing 8.219 acres of land, more or less.

This description has been prepared for zonang purpose only and is not

L. afan Evans



RE: PETITION FOR VARIANCES NW/corner of Virginia and Eugene Avenue NE/corner of Virginia & Goeller Avenues

15th Election District Holebird East, Inc. - Petitions COMMISSIONER NO. 76-24-A (Item No. 232) OF

: BALTIMORE COUNTY

BEFORE THE

This Petition represents requests for setback Variances on two residu parcels of land situated on the north side of Virginia Avenue at the intersection of Eugene Avenue and Goeller Avenue, in the Fifteenth Election District of

Testimony and evidence submitted during the course of the hearing established that the two parcels of ground are situated adjacent to an existing nt of single and two family residente developed under zoning regul e prior to the adoption of Bill 100. To subject the subject parcels to 75 foot setbacks, imposed under the adoption of Bill 100, would

After reviewing the above testimony and evidence, it is the opinion of the Deputy Zoning Commissioner that the Petitioner is faced with a practical that the granting of the Variances will not be detrimental to the and general welfare of the community. Further, this will not

Therefore, IT IS CRDERED by the Deputy Zoning Commissioner of tion 1B02, 2(C) to permit a 15 foot side yard and a 50 foot res ermit a 20 foot side yard setback instead of the required 75 foot from a zo

EVANS, HAGAN & HOLDEFER, INC.

8013 BELAIR RD. / BALTIMORE MD 21236 (301) 668 150

Febuery 25, 1975

DESCRIPTION OF PARCEL "B" VIRGINIA AVENUE TO ACCOMPANY

PETITION FOR VARIANCE 15TH ELEC DIST. BALTIMORE COUNTY

ide of Vinginia Avenue (50 feet wide) and the east side of Goeller Aven

et wide) thence leaving said place of beginning and running and binding on nmost wide of said Goeller Avenue referring all the courses of this

discription to the true meridian as established by the Saltimore County

Metropolitan District the 2 Following courses and distances viz: [1] by a line

orth side of Virginia Avenue the 2 following courses and distances viz: (7) by

1,030.00 feet for a distance of 168.72 feet to a point of compound curve thence

(8) by a line curving to the left in a southwesterly direction having a radius o

line curving to the left in a southwesterly direction having a radius of

,397.29 Feet for a distance of 23.51 Feet to the place of beginning.

and 15 feet for Parcel A and Parcel B. respectively, instead of the required 35 feet, should all be GRANTED, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning

Deputy Zoning Commissioner of Baltimore County

DATE

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna, Zoning Commissioner FROM William D. Fromm, Director of Planning

Petition #76-24-A. Petition for Variance for Side, Rear Yards and Window

BALTIMORE COUNTY, MARYLAND

Northwest corner of Virginia and Eugene Avenues. Northwest corner of Virginia and Goeller Avenues. Petitioner – Holabird East, Inc.

15th DISTRICT

HEARING: Monday, July 21, 1975 at 1:00 Γ.M.

There are no comprehensive planning factors requiring comment on this petition

Muliantham William D. Fromm Director of Planning

Date July 18, 1975

WDF: NEG: N



Containing 0.380 acres of land, more or less. This description has been prepared for zoning purpo

L alan Erans

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County, Maryland Bepartment Of Jublic Borks

COUNTY OFFICE BUILDING OWSON MARYLAND 21204

LISWORTH H DIVER- P. C. CHIEF

June 30, 1975

Mr. S. Eric DiNemna Zoning Commissioner County Office Building Toweon, Maryland 21204

Re: Item #232 (197%-1975)

Property Owner: Holabird East, Inc.
Parcel B - H/% cor. of Virginia & Eugene Avenues
Parcel B - H/% cor. of Virginia & Eugene Avenues
Existing Zoning: D.R. 16
Proposed Zoning: Variance for Parcel A Sec. 1802.2(C)
to perath 15' side yard and 50' year yard setbacks
instead of the required 75' and Parcel B to perait 20'
side yard instead of the required 75'.
No. of Acres: Parcel A - 0,219
Parcel B - 0,360
District: 15th

District: 15th

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

Baltimore County utilities and highway improvements are as secured by Public Works Agreement #15750h to be executed in conjunction with the development of "Willa Capri", of which these two Parcels "A" and "B" are indicated on the proposed record plat of Section 1, Willa Capri.

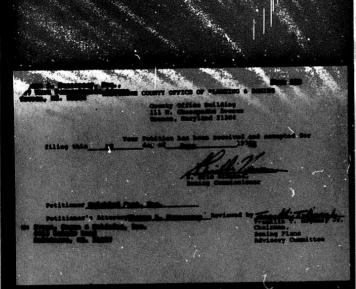
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #232 (1974-1975).

Very truly yours,

Bolswort or Liver ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: 04

I-SW Key Sheet 2 NE 26 Pos. Sheet NE 1 G Topo 97 Tax Map



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING 111 W. Chosapwake Avenue Townon, Maryland 21204 Franklim'T: Hogan

> PROPERTS CONTING ADMINISTRATIO HEALTH DEPARTMENT

BUREAU OF STATE HIGHAY

PROJECT AND DEVELOPMENT PLANNING

BOARD OF IDSCATION OFFICE OF YEE July 17, 1975

Thomas L. Hennessey, Esq. 407 Mest Pennsylvania Aver Towson, Maryland 21204

RE: Variance Petition Item 232 Holabird East, Inc. - Petitioner

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 soning action requested, but to assure that all parties are made sears of plans or problems with regard 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 consists of two parcels of land presently zoned D.R. 16, and located (1) at the northwest corner of Virginia and Eugene Avenues, and (2) the northwest corner of Virginia and Goeller Avenues. The peritioner is requesting variances for these two parcels to permit the construction of townhouseunits and a single family house within 75 feet of another D.R. zone. Both properties are currently unimproved and are shown as reserved parcels on the submitted Final Developme Plan for the Villa Capri Apartments.

Adjacent properties to the north and west of the subject parcels are improved with single family dwellings. Directly to the south of Virginia Avenue and opposite these parcels is proposed, as per the Development Plan of Villa Capri Apartments, three

Thomas L. Hennessey, Esq. Re: Item 232 July 17, 1975 Page 2

garden apartment buildings.

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.

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

FTH:JD

Enclosure

cc: Evans, Hagan & Holdefer, Inc. 8013 Belair Road Baltimore, Md. 21236

Baltimore County Fire Department

J. Austin Deitz



Towson, Maryland 21204

Office of Planning and Zoning Baltimore County Office Building

Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Holabird East, Inc.

Location: Parcel A - NM/C of Virginia & Rugene Avenues Parcel B - NE/C of Virginia & Goeller Avenues Zoning Agenda June 17, 1975 Item No. 232

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 read 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. PYCENES the maximum allowed by the Fire Department

EXCESS the maximum allowed by the Pire Department.

() is. 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 sphicable requirements of the Hational Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupance.

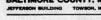
() 6. Site plans are approved as drawn.

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

Reviewer: At Many Control and Approved: Planning Group Special Inspection Division

Deputy Chief Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND





June 13, 1975

Zoning Commissioner County Office Building

Re: Item 212 - ZAC - June 17, 1975
Property Owner: Holabird Last, Inc.
Location: Parcel A - HW/C of Virginia & Eugene Avenues
Parcel B - HE/C of Virginia & Goeller Avenues
Existing Zening: D.R. 16
Proposed Zening: D.R. 16
Proposed Zening: Variance for Parcel A Sec. 1802.2(C) to permit 15'
side yard & 50' rear yard setbacks instead of the
regulard 75' & Parcel B b. permit 20' side yard
instead of the required 75'.

No. of Arres: Parcel A - 0.219 Parcel B - 0.380

District. 15th

No traffic problems are anticipated by the requested veriances to the side and rear yard setbacks.

Very truly yours,

Michael Haring Michael S. Flanigan

MSP/bza

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



June 13, 1975

DONALD J. ROOP, M.D., M.P.H.

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

Comments on Item #232, Zoning Advisory Committee Heeting, June 17, 1975, are as follows:

Property Owner: Holabird East, Inc.
Location: Parcel A - NW/C of Virginia & Eugene Aves.
Parcel B - NE/C of Virginia & Goeller Aves.

District: 15th

Metropolitan water and sewer are available to the

Very truly yours.

Thom A Denlin

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

UHVB: mahe

WILLIAM D. FROMM DIRECTOR

S FRIC DINENNA TONING COL MISSIONES



June 27, 1975

Mr. S. Eric Di Nenna: Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 2!204

Dear Mr. DiNenna:

Comments on Item *232, Zoning Advisory Committee Meeting, June 17, 1975, are as follows:

Property Owner: Holabird East, Inc. Location: Parcel A-NW/C of Virginia and Eugene Avenue
Parcel B-NE/C of Virginia and Goeller Avenues

Existing Zoning: D.R.16

Proposed Zoning: Variance for Parcel A. Sec. 1802.2(c) to permit 15' side yard and 50' rear yard setbacks instead of the required 75' and Parcel B to permit 20' side yard instead of the required 75'.
No. of Acres: Parcel A-0.219

Parcel B-0.380

District: 15th

This office has reviewed the subject petition and offers the following comments. These comments cre 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 & Wintley John L. Wimbley Planning Specialist II Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SOUTE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE AREA CODE 301 PLANNING 494-3211 ZONING 494-3351

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 197. Filing Fee \$ 25. ___Cash

Other

Petitioner Reviewed by 5 Hogge Petitioner's Attorney

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

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was slished in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the county appearing on the 3rd day of July 19.75

ETHERT OF BALTIMORE COUNTY

District 15 so	ly Jah 21 " 0 1925 0 1 10 16 11.	
Posted for Hearing Mand	y Jak 214 01925 0 1: 00 RM	
Petitioner Noladura Con	A Virginia + Lugene des +	
T. E. Care of Thinging	a Strelly ble	
A- 1 li Carta 16	a I Swellen Bho tot from 1a 10a B Cow of Galler 11- on Olor of Engow circ	-
Remarks		2
Posted by Mul H	Date of return July - 10 - 74	_

PETITION	M	MAPPING PROGRESS						SHEET			
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet		
	date	by	date	by	date	by	date	by	data	by	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA											
Reviewed by: 39 H					d Pla		or desc	riptie			
Previous case;			N	fap #						No	

BALTIMORE COUNTY, MARYLAND No. 21694 OFFICE OF FINANCE - REVENUE CIVISION MISCELLANEOUS CASH RECEIPT

DATE July 28, 1975 ACCOUNT 01-662

AMOUNT_ \$131.75

PINK - AGENCY Bolabird Bast Apartments, Inc. 6610 Holabird Ave.

Baltimore, Md. 21224 Advertising and posting of property-

OFFICE OF FINELE . REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE June 33, 1975 ACCOUNT 01-662 AMOUNT \$25.00 PINK - AGENCY

BALTIMORE COUNTY, MARYLAND

Thomas L. Hennessey, 407 V. Penna. Ave. Towson Md. 2120h Petition for Variance for Holabird Hast, Inc. 5.00 mg #76-21-A

