

76-33-A
(Item No. 9)

#76-33-A
#9

MAP 40
roof 502-F
the 15
D TO 7-2-2
EVP
M. G. V
BY JA
IN 9-11-2
BY 112

See attached description

ORDER RECEIVED FOR FILING

050

1

(over)

11:05 A
8/4/75

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Baltimore

John W. Hessian, III
People's Counsel

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 24 th

John W. Hession, III
John W. Hession, III

JUL 24 '75 PM

☐ Adult
☐ Child

ZONING DEPARTMENT

By _____

I will not attend. JWH.

PETITION FOR ZONING VARIANCE

MAP. 40
SE 2 F
SECTION 15
D-TL 27-75
TYPE ✓
HEAD:
BY 74
FOUNDER 9-1-75
BY 112

SCALE: 1"=50'

INTER-OFFICE CORRESPONDENCE

FROM....William D. From, Director of Planning

15th District

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

William D. Fromm
Director of Planning

WDF : NFG : nb

July 25, 1975

Re: Item #9 (1975-1976)
Property Owners: Mr. and Mrs. James Jones
S/S of Robinson Ave., 91.0' W. of Safra Rd.
Existing Zoning: D-3-5-5
Proposed Zoning: Variance from Sec. 1802.33(1) to permit
lot widths of 50' in lieu of the required 55' from lots
15 and 16, and lots 13 and 14 of Cottage Grove Park, and
to permit a side yard setback of 1' instead of the required
7 1/2' for a covered open patio.
No. of Acres: 100 x 125 District: 12th

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.

Robinson Avenue, an existing public road, is proposed to be improved as a 30-foot closed section roadway on a 40-foot right-of-way, per Job Order 5-2-538 (Drawings #7-011a, 0150 and 0151, File 5). Highway right-of-way widening, including any necessary re-vertible 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.

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.

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.

S. ERIC DI NENNA
Zoning Commissioner

Attachments

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

Water:

Public water supply exists in Robinson Avenue to serve this property. It appears that additional fire hydrant protection may be required in the vicinity.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

Very truly yours,

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

END:EAM:FWR:SS

cc: J. Trenner
J. Somers
W. Munchel

E-NW Key Sheet
6 SE 24 Pos. Sheet
SE 2 F Topo
103 Tax Map

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 Petitioner.

the above Variance 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, the Variances to permit lot widths of fifty (50) feet for Lot Nos. 13, 14, 15, and 16 in lieu of the required fifty-five (55) feet and a side yard setback of one (1) foot for Lot Nos. 13 and 14 in lieu of the required seven and one-half (7 1/2) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of August, 1975, that the herein Petition for Variances to permit lot widths of fifty (50) feet for Lot Nos. 13, 14, 15, and 16 in lieu of the required fifty-five (55) feet and a side yard setback of one (1) foot for Lot Nos. 13 and 14 in lieu of the required seven and one-half (7 1/2) feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of the Zoning Commissioner of Baltimore County and the 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 6th day of August, 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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 16, 1975

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. Hogans, Jr.
Chairman

Mr. James Jones
7 Robinson Avenue
Baltimore, Maryland 21222

RE: Variance Petition

Item 9
James and Cassie Jones - Petitioners

Dear Mr. Jones:

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, currently zoned D.R. 5.5, is located on the south side of Robinson Avenue, approximately 91 feet west of Saffa Road, in the 15th Election District of Baltimore County. Lots 15 and 16 are currently improved with a large single family dwelling and one-story detached garage, while Lots 13 and 14 are currently unimproved. Single family dwellings surround the property along Robinson Avenue and south of the subject property. Curb and gutter do not exist along the road.

The petitioner is requesting Variances to permit lot widths of fifty (50) feet in lieu of the required fifty-five feet, and proposes to construct a 24'x54' house on Lots 13 and 14. An additional Variance is being requested to permit a side setback for an open covered patio of one (1) foot in lieu of the required 7.5 feet on the proposed dwelling.

Mr. James Jones
Re: Item 9
July 16, 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
Nicholas B. Commodari,
Zoning Technician II

FTH:NBC:JD
Enclosure

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 9, 1975

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

Z.A.C. Meeting of: July 8, 1975

Re: Item 9
Property Owner: Mr. & Mrs. James Jones
Location: S/S of Robinson Ave. 91.0' W. of Saffa Rd.
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' from lots 15 & 16 and lots 13 and 15 of Cottage Grove Park, and to permit a side yard setback of 1' instead of the required 7-1/2' for a covered open patio.

District: 12th
No. Acres: 100 x 125

Dear Mr. DiNenna:

No bearing on student population.

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

H. PHILIP PARKS, President
EUGENE C. HESS, Vice-President
MR. ROBERT L. BENNEY

MARCUS M. BOTSARIS
JOSEPH N. MCDONALD
ALVIN LORICK
JOSHUA W. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MR. RICHARD K. WILKINSON

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



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

July 11, 1975

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

Dear Mr. DiNenna:

Comments on Item 9, Zoning Advisory Committee Meeting, July 8, 1975, are as follows:

Property owner: Mr. & Mrs. James Jones
Location: S/S of Robinson Avenue 91.0' W of Saffa 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' from lots 15 & 16, and lots 13 and 14 of Cottage Grove Park, & to permit a side yard setback of 1' instead of the required 7 1/2' for a covered open patio.

No. of Acres: 100 x 125
District: 12th

Public water and sewer existing.

Very truly yours,

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

EVB/ek

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR
Wm. T. McLEER
DEPUTY TRAFFIC ENGINEER

July 22, 1975

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

Re: Item 9 - ZAC - July 8, 1975

Property Owner: Mr. & Mrs. James Jones
Location: S/S of Robinson Ave. 91.0' W of Saffa 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' from lots 15 & 16, & lots 13 & 14 of Cottage Grove Park, & to permit a side yard setback of 1' instead of the required 7 1/2' for a covered open patio.

No. of Acres: 100 x 125
District: 12th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Traffic Engineering Associate

MSF/bza

SEP 17 1975

