## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 76.33.A Den 16.9)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, James. and Cassie Jones. . . . . . legal owners 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 1 80 2,3 C (1) to permit lot widths of 50 ft. in lieu of the required 55 feet from lots 15 and 16, and lots 13 and 14 of Cottage Grove Park, and to permit a side yard methack of 1 foot

instead of the required 7% feet for a covered open patio. yor lots 13 and 14. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

All of the lots in this area are 50 foot lots. I want the patio with a root the on the side of my house and there is not enough room to do this without the

See attached description

roperty is to be posted and advertised as prescribed by Zoning Regulations.

or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petitod in and further agree to and are to be bound by the zoning regulations and restrictions of Balimer County adopted pursuant to the Zoning Law For Baltimore County.

ŏ

ORBER RECEIVED FOR

ORDERED By The Zoning Com July

., 1975.., that the subject matter of this petition be advertised, as of Baltimore County, in two newspapers of general circulation through-roperty be posted, and that the public hearing be had before the Zoning County in Room 106, County Office Building in Towson, Baltimore required by the Zoniae Law of Ba out Baltimore County, that proper Commissioner of Baltimore Count in the Kenna

Zoning Commissioner of Baltimore County.

James Jones Legal Owner

Protestant's Attorney

2/222

Address I Robinson aix

Ball Md.

DESCRIPTION FOR VARIANCE FOR

BEGINNING AT A POINT SET ON THE SOUTH SIDE OF ROBINSON AVENUE APPROXIMATELY 91.0' MORE OR LESS WEST OF SAFFA ROAD. SAID POINT BEING THE BEGINNING POINT OF LOTS 13, 14, 15 & 16 RECORDED AMONG THE BALTIMORE COUNTY LAND RECORDS IN COTTAGE GROVE PARK, W.P.C. #6 FOLIO 170.

RE: PETITION FOR VARIANCE PETITION FOR VARIANCE to permit Lot Widths of 30 feet for Lots 13, 14, 15 and 16 Instead of the required 35 feety and to permit side yeard setback of 1 foot for Lots 13 and 14 Instead of the required 7 1/2 feet. South side of flobinson Aver 91 feet West of Soffe Road 15th Distriction

JAMES JONES

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 76-33-A Item # 9

#### ORDER TO ENTER APPEARANCE

ant to the authority contained in Section 524.1 of the Baltim ted 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 con

I HERERY CERTIFY That a copy of the foregoing Order was mailed this out the day of July, 1975 to James Janes, 7 Robinson Avenue, Baltimore, Maryland, 21222, Legal

John W. Hassion, III



I will not attend, JWH.

# BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date July 25, 1975

FROM .... William R. From, Alcector of Planning

SURJECT Petition #76-33-A. Petition for Variance for Lot Widths and Side Yards. "South Yide of Robinson Avenue 91 feet West of Saffa Road. Petitioner - James Jones

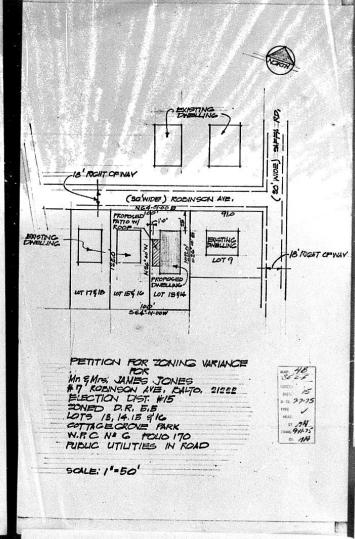
15th District

HEARING: Monday, August 4, 1975 at 11:00 A.M.

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

Millian Allana William D. Fromm Director of Planning

WDF :N'G :nb



#### Baltimore County, Aeryland Bepartment Of Jubite Borks

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

LLEWORTH M. DIVER. P. E. CHIES

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

July 25, 1975

Re: Item #9 (1975-1976) Item #9 (1975-1976)
Property Owner: Mr. and Mrs. James Jones
5/3 of Robinson Ave., 91.01 W. of Saffa Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.30(1) to permit
lot widths of 501 in lieu of the required 551 from lots
15 and 16, and lots 13 and 10; cf Cottage Grove Park, and
to permit a side yard setback of 1' instead of the required
7% 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 his-foot right-of-way, per Job Order 5-2-518 (Drawings #h-Olley 3050 and 1051, File 5). Highway river of per videning, including any necessary revertible easements for slopes, will be reverted to conviction with any grading or building permit application. Further information conviction with from the Baltimore Country Bureau of Engineering. The submitted plan must be revised secondincity.

Levelopment of this property through stripping, grading and stabilisation could result in a sediment pollution problem, desaging 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 muisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, the to improper grading or improper installation of drainage facilities, would be the full responsibility of the Fetitioner.

Property Owner: Mr. and Mrs. James Jones Page 2 July 25, 1975

Mr. James Jones 7 Robinson Avenue Baltimore, Maryland 21222

Copy of said Order is attached.

John W. Hessian, III, Esquire

People's Counsel

SED/erl

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

Public sanitary sewerage is available to serve this property.

Very truly yours,

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

END: EAM: FWR: 55

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

SEP 17 1975

RE: Petition for Variances 5/5 of Robinson Avenue, 91' W of Saffa Road - 15th Election District

James Jones - Petitioner NO. 76-33-A (Item No. 9)

I have this date passed my Order in the above referenced matter.

Very truly yours. 15/

S. ERIC DI NENNA

Zoning Commissione:

the above Variance should NOT BE GRANTED.

Pursuant to the advertisement, posting of property, and public during on the above Petition ring that by reason of the following finding of facts that strict compliance with

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING 111 K. Chesapeake Avenue Towson, Maryland 21206 Franklin'T: Hogans

MEMBERS

ZONING ADMINISTRATIO HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERS

STATE HIGHWAY BUREAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLANS

BOARD OF EDUCATIO

OFFICE OF THE BUILDINGS ENGINEES

July 16, 1975

, 197 ..., that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. James Jones 7 Robinson Avenue Baltimore, Maryland 21222

> RE: Variance Petition Item 9
> James and Cassie Jones - Petitioners

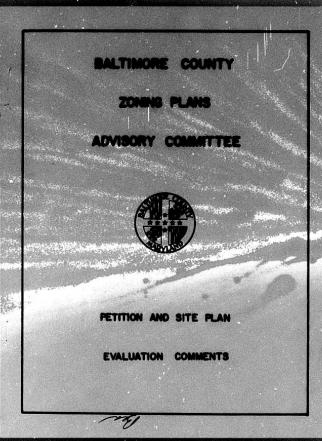
Dear Mr. Jones:

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 comment 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 zening.

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 i, the

Very truly yours,

FRANKLIN T. HOGANS, JR.,

Chairman, Zoning Plans Advisory Committee

Mechops B. Commoden

NICHOLAS B. COMMODARI, Zoning Technician II

Enclosure

COUNTY OFFICE OF PLANNING & SONING County Office Building

## 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

Ro: Item 9
Property Owner: Mr. & Mrs. James Jones
Location: S/S of Robinson Ave. 91.0' M. of Saffa Rd.
Pressort Zonlng: D.R. 5.5
Proposed Zonlng: Variance from Section 1802. SC(1) to permit lot vidths
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

Dear Mr. DINenna:

No bearing on student population.

Very truly yours, W. Till Etroul

W. Nick Petrovich., Field Representative

MR FORERT L DERNEY

WNP/ml

JOSHUA R. WHEELER, SUNG

RICHARD W. TRACEY, V.M.O.

# BALTIMORE COUNTY, MARYLAND



TOWSON, MARYLAND 21204

JEFFERSON BUILDING

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

July 11, 1975

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

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

Property owner: Mr. & Mrs. James Jones
Location: 8/8 of Robinson Avenue 91.0' V of Saffa Road
Existing Zoning: D.R. 5.5' Saffa Road
Proposed Zoning: Variance from Sec. 1b02.3C(1) to permit
lot widths of 50' in 1leu 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 INVIRONMENTAL SERVICES

B HVB/sk

## BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIPPORD. P.E.

July 22, 1975

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Per Item 9 - ZAC - July 8, 1975

Proporty Owner: Nr. 4 Hrs. 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 a 16, s lots 13 a 14 of
Cottage Grove Park, a to permit a side yard
setback of 1' instead of the required 7 1/2'
No. of Acres: 100 x 125

No. of Acres: 100 x 125

Dear Mr. DiNenna

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

michael 1

Michael S. Flanigan Traffic Engineering Associate

MSF/bza

SEP 1 7 1975

Very truly yours

WILLIAM D. FROMM

S. ERIC DINENNA



July 24, 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:

District: 12th

Comments on Itom \*9, Zoning Advisory Committee Meeting, July 8, 1975, are as follows:

Property Owner: Mr. and Mrs. James Jones Lacation: \$/5 of Robinson Ave. 91.0' W. of Saffo Road Existing Zoning: O.R.5.5 Proposed Zoning: Orarionce from Sec. 1802.3C(1) to permit lot widths of 50' in lieu of the required 55' from lots 15 and 16, and lots 13 & 14 of Cottage Grove Park, and to permit a side yord setback of 1' instead of the required 7 1/2' for a cover open pario No. of Acres; 100 x 125'

This office has reviewed the subject position 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.

John L. Wembler

Planning Specialist !! Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

DOVIE OF LABING		
MENT OF BALTIMORE COUNTY	-	76-33-
Townen, Maryland		16 00

T-	- Contract C
District 15 P	Date of Posting 7-19-74
Posted for Hearing monday	Cray 4 + 1975 @ 11:00 AM.
Petitioner: James Jones	
Location of property: S.J.S. J. Rolices	Date of Posting 7-19-74 Chay of 1924 & 11:00 PM.
	sin Grant Hard of # 7
Remarks:	
Posted by Mul It New	Date of return: 9-24/75

В	
	PETITION POR
	A VARIANCE
	USE DESTRICT
	ZONING: Petition for Variance for Lot Walths and Side Vards.
	Cide Vands
	LOCATION: South vale of
	LOCATION: South vide of Histories Avenue 91 feet West
	of Safta Hood
	DATE & TIME MONDAY. AUGUST 4, 1975 at 11 00 A M. PUBLIC HEARING ROOM
	PUBLIC UPARTED NOR
	100. County Office Building, 111
	W. Chesapeake Avenue,
	Towson, Maryland The Zoning Commissioner of
	The Zening Commissioner of Rairimore County, by authority of the Zening Act and Regula-
	Raitimore County, by authority of the Sening Act and Regula-
	hold a public hearing
	Petition for Variance from
	Baltimore County to normy but
	Baltimore County to permit but widths of 80 feet for Lots 15, 16,
	12 and 14 instead of the re-
	quired \$5 feet; and to permit a sade yard setback of 1 foot for
	quired 7-1 2 feet
	Lats 13 and 14 instead of the re- quired 7:12 feet. The Zoning Regulation to be excepted as follows:
	Section (BO2.3 ) - Lat widths -
	THE TAX CONSTRUCTION AND ADDRESS OF THE
	Section (Det 1C ) (201.1) -
	tached to the main building, a
	carport or a one-story open purch, with or without a reed,
	may extend into any required yard not more than 25% of the
	yard not more than 25% of the
	front or ever yard or of the
	side yard. In the same of the same of
	All that parcet of land in the
	Fifteenth District of Baltimore County
	BEGINNING AT A POINT
	BEGINNING AT A POINT

FUNCTION

Descriptions checked and outline plotted on map Petition number added to

Denied

Reviewed by: 7 B

outline

Granted by ZC, BA, CC, CA

Previous case;

OFFICE OF

PETITION MAPPING PROGRESS SHEET

Wall Map Original Duplicate Tracing 200 Sheet

Revised Plans:

Мар #

Change in outline or description\_\_\_Yes

DUNDALK, MD. 21222

July 17 19 75

THIS IS TO CERTIFY, that the annexed advertisement of FETTTION - SOUTH SIDE OF ROBINSON AVERUE

was inserted in THE DUNDALK TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one XARROWSE weeks before the Ath. day of Aug. 19 75, that is to say, the same was inserted in the issues of July 17,1975

STROMBERG PURLICATIONS, Inc.

By a Carran

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of a meeting milital — far system—

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### CERTIFICATE OF PUBLICATION

TOWSON, MD., July 17
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 increases.
ofs one time successive weeks before the 4th
day ofAugust, 19.75, the first publication
appearing on the17tbday ofJuly
19.75
THE JEFFERSONIAN.
L. Leanh Stanton

Cost of Advertisement, \$\_\_\_\_\_



OFFICE (	ORE COUNTY, MARYLAN OF FINANCE REVENUE DIVI LANEOUS CASH RECEIPT	SION		No.	23311
DATE	August 4, 1975	COUNT.	01-662		The state of
		wou.	3.25		
RECEIVED FROM	Cash - James Jone	-7 E	obinson	Ave.	21222
FOR Ad	vertising and postin	g of	property	_	76-33-4
	285 4 32 AUG	4			53.2,5≪
1100	VALIDATION OR	SIGNAT	URE OF CASE		

AMOUNT \$25.00

25.00 86

PINK - AGENCY

Petition for Variance for James Jones

23.5 4 9 3 3 5 10

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE June 17, 1975 ACCOUNT 01-662

	•	•	
BALTIMO	RE COUNTY OFFICE OF PLA	ANNING AND ZONING	
	County Office Build 111 W. Chesapeake A Towson, Maryland 2	Avenue	,
June Your	Petition has been recei	ived * this	day of
	A	in Di Henn	<del></del>
Petitioner		g Commissioner	DNES
Petitioner's Attor	nev	Reviewed by	NBL

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