

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mr. & Mrs. Donald P. Corbitt, 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 3 feet in lieu of the required 10 feet.

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

As we now have eleven children, we find ourselves rather crowded in our present home. We have on our property a vacant building, which if remodeled, could serve as an adequate apartment house for our three older children. In addition my mother retires from the courthouse in January of 1976 and will need a place to live. It is with these thoughts in mind that we would like to file for a sub-division of our property.

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.

JEFFERSON CONSTRUCTION COMPANY
Contract purchaser
Address: 116 Oak Drive
Baltimore, MD 21228
Petitioner's Attorney
Address: 11 N. Beechwood Avenue
Baltimore, MD 21228
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

September 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 through Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 27th day of October, 1975, at 10:15 o'clock

[Signature]
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCE
Southwest corner of Beechwood and
Summit Avenues, 1st District
DONALD P. CORBITT, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 76-92-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

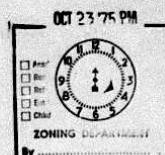
Pursuant to the authority contained in Section 324.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

[Signature]
Charles E. Kuntz, Jr.
Deputy People's Counsel

[Signature]
John W. Houston, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 22nd day of October, 1975, a copy of the foregoing Order was mailed to Donald P. Corbitt, 11 North Beechwood Avenue, Baltimore, Maryland 21228, Petitioner.

[Signature]
John W. Houston, III



BEGINNING at a point on the SW corner of Beechwood and Summit Avenues, and thence running and binding along the west side of Beechwood Avenue S 32°30'E, 159.5 ft., thence S 67°00'W, 275 ft., thence N 32°32'W, 173 ft., thence running and binding along the south side of Summit Avenue N 69° 00' E, 275 ft. to the point of Beginning.

Also known as 11 North Beechwood Avenue.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 24, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-92-A, Petition for Variance for a Side Yard, Southwest corner of Beechwood and Summit Avenues. Petitioner - Mr. and Mrs. Donald P. Corbitt

1st District

HEARING: Monday, October 27, 1975 at 10:15 A.M.

There are no comprehensive plan issues raised by this petition.

[Signature]
William D. Fromm,
Director of Planning

WDF:WEG:nb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Donald P. Corbitt
11 N. Beechwood Avenue
Baltimore, Maryland 21228

RE: Petition for Variance
SW corner of Beechwood and Summit
Avenues - 1st Election District
Donald P. Corbitt, et ux - Petitioners
NO. 76-92-A (Item No. 40)

Dear Mr. & Mrs. Corbitt:

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

Very truly yours,

[Signature]
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. Steven J. Knecht
Knecht Construction Company
116 Oak Drive
Baltimore, Maryland 21228

Mrs. Dorothy M. Beaman
405 West Pennsylvania Avenue
Towson, Maryland 21204

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BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Mr. Donald P. Corbitt
11 N. Beechwood Avenue
Baltimore, Maryland 21228
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing this 22nd day of September, 1975
[Signature]
S. Eric DiNenna,
Zoning Commissioner
Petitioner Mr. & Mrs. Donald P. Corbitt
Petitioner's Attorney _____ Reviewed by *[Signature]*
Franklin T. Hovans Jr.,
Chairman,
Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING

Stephen E. Collins
DIRECTOR
Wm. T. MILLER
DEPUTY TRAFFIC ENGINEER

September 11, 1975

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

Re: Item 40 - ZAC - September 2, 1975
Property Owner: Mr. & Mrs. Donald P. Corbitt
Location: SW/C of Beechwood & Summit Avenues
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Sec. 1802.301 to permit a side yard setback of 3' in lieu of the required 10'

No. of Acres:
District: 1st

Dear Mr. DiNenna:

No Traffic Engineering problems are anticipated by the requested variance to a side yard setback.

Very truly yours,
[Signature]
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

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, a Variance to permit a side yard setback of three feet instead of the required ten feet should be granted.

It IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of October, 1975, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by 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 day of 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 N. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hoggans
Chairman

DEPARTMENT OF
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF
FIRE PREVENTION
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE HIGHWAY
ADMINISTRATION
BUREAU OF
ENGINEERING
PROJECT AND
DEVELOPMENT PLANNING
INDUSTRIAL
DEVELOPMENT
COMMISSION
BOARD OF EDUCATION
OFFICE OF THE
BUILDINGS ENGINEER

October 16, 1975

Mr. Donald P. Corbitt
11 W. Beechwood Avenue
Baltimore, Maryland 21228

RE: Variance Petition
Item 40
Mr. & Mrs. Donald P. Corbitt -
Petitioners

Dear Mr. Corbitt:

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 southwest corner of Beechwood and Summit Avenues, and is currently improved with a 2-1/2 story frame dwelling and a 1-1/2 story frame garage.

The petitioner is requesting a Variance to permit a 3' side yard setback in lieu of the required 10' for the frame garage structure in order that this building may be converted to a single family living unit.

In conjunction with this proposal, a proposed subdivision is contemplated to create a 55' wide

Mr. Donald P. Corbitt
Re: Item 40
October 16, 1975
Page 2

lot on which the garage is located.

Adjacent properties are improved with single family dwellings.

The Committee feels that the petitioner should be aware that the Zoning Regulations will permit only one living unit on this proposed lot.

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. Hoggans
FRANKLIN T. HOGGANS, JR.
Chairman, Zoning Plans
Advisory Committee

FTM:JD

Enclosure

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



September 18, 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 #40, Zoning Advisory Committee Meeting, September 2, 1975, are as follows:

Property Owner: Mr. and Mrs. Donald P. Corbitt
Location: SW/c of Beechwood and Summit Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C1 to permit a side yard setback of 3' in lieu of the required 10'
No. of Acres:
District: 1st

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.

Assuming that the lot is for a one family dwelling, there would be no site planning factors requiring comment at this time.

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 486-8811 ZONING 486-8881

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

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

September 26, 1975

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

Re: Item #40 (1975-1976)
Property Owner: Mr. and Mrs. Donald P. Corbitt
S/W cor. of Beechwood and Summit Avenues
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C1 to permit a side yard setback of 3' in lieu of the required 10'.
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.

Highways:

Summit Avenue and Beechwood Avenue, existing public roads, are proposed to be improved in the future as 60-foot closed section roadways on 60-foot rights-of-way. Highway improvements, including a fill area for sight distance and any necessary reversible easements for slopes will be required in connection with subdivision of this property and/or 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.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

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.

Storm Drains:

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.

Item #40 (1975-1976)
Property Owner: Mr. and Mrs. Donald P. Corbitt
Page 2
September 26, 1975

Water and Sanitary Sewers

Public water supply and sanitary sewerage exist in Summit and Beechwood Avenues and are serving the present residence on this site.

Very truly yours,

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

END:RAM:PNR:se

cc: J. TRENTER
J. SOMERS

R-NE Key Sheet
20 NW 25 Topo Sheet
SW 3 0 Topo
100 Tax Map

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 5, 1975

DONALD J. HOGG, 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 #40, Zoning Advisory Committee Meeting, September 2, 1975, are as follows:

Property Owner: Mr. and Mrs. Donald P. Corbitt
Location: SW/C of Beechwood and Summit Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C1 to permit a side yard setback of 3' in lieu of the required 10'.
No. of Acres:
District: 1st

Since this is a variance to permit a side yard setback for an existing building and metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

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

QHV:dlac

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 4, 1975

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

Z.A.C. Meeting of: September 2, 1975

Re: Item 40
Property Owner: Mr. & Mrs. Donald P. Corbitt
Location: SW/C of Beechwood & Summit Avenues
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C1 to permit a side yard setback of 3' in lieu of the required 10'.

District: 1st
No. Acres:

Dear Mr. Dinenna:

No bearing on student population.

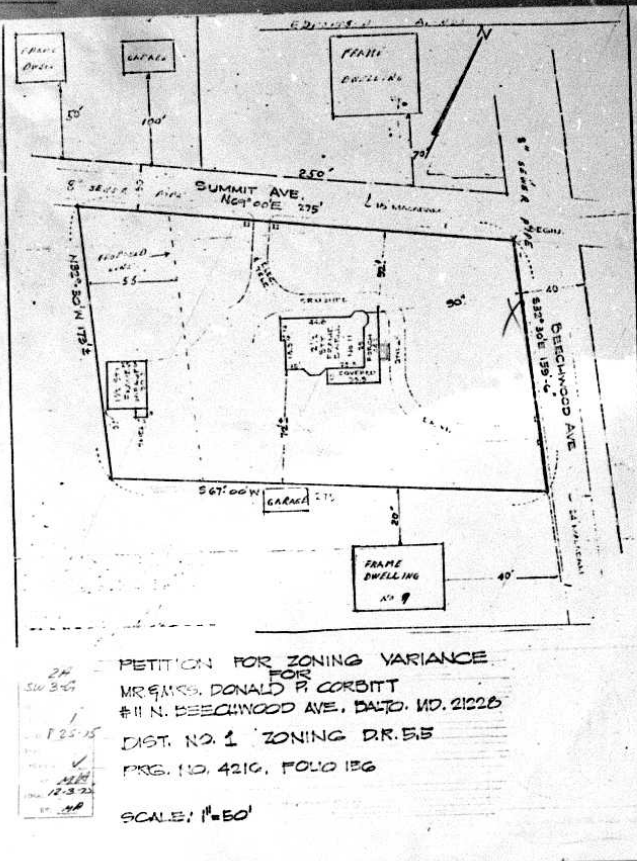
Very truly yours,

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

EMILIE HANKE, M.D.
EUGENE C. HESS, M.D.
WILLIAM A. JERNEY

MARCELO M. BOTSARIS
GREGORY W. HODGINS
ALVIN L. LEECH

Y. K. ABEL, M.D.
MICHAEL A. BAY, M.D.
MRS. M. C. BAY, M.D.



CERTIFICATE OF PUBLICATION

TOWSON, MD. October 9, 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 1st day of October, 1975, the first publication appearing on the 9th day of October 1975.

L. Frank Smith
Manager

Cost of Advertisement, \$.....

OFFICE OF THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 Oct. 9, 1975

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance- Mr. & Mrs. Donald Corbitt was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 27th day of Oct. 1975, that is to say, the same was inserted in the issues of October 9, 1975.

E.P. Smith

STROMBERG PUBLICATIONS, Inc.

PETITION MAPPING PROGRESS SHEET						
FUNCTION	Wall Map		Original		Duplicate	
	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: <i>DL</i>			Revised Plans: Change in outline or description Yes _____ No _____			
Previous case:			Map # _____			

1-SIGN 76-92-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District *104* Date of Posting *OCT. 11, 1975*

Posted for *PETITION FOR VARIANCE*

Petitioner *DONALD P. CORBITT*

Location of property *SW COR. OF BEECHWOOD & SUMMIT AVES.*

Location of Signs *FRONT 11 BEECHWOOD AVE.*

Remarks *See map*

Posted by *Thomas R. P. Maud* Date of return *OCT. 17, 1975*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this *18th* day of *August* 1975. Item # _____

Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner *Mr. & Mrs. Donald Corbitt* Submitted by *Steven Knecht*

Petitioner's Attorney _____ Reviewed by *DiNenna*

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 23398

DATE *Oct. 6, 1975* ACCOUNT *01-662*

AMOUNT *\$25.00*

RECEIVED FROM *Douglas Constr. Co., 116 Oak St., Balto., Md. 21228*

FOR *Petition for Variance for Donald P. Corbitt*

250.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 25945

DATE *Oct. 27, 1975* ACCOUNT *01-662*

AMOUNT *\$49.00*

RECEIVED FROM *Donald P. Corbitt, 11 N. Washington Ave. Balto., Md. 21228*

FOR *Advertising and posting of property*

49.00

VALIDATION OR SIGNATURE OF CASHIER