

76-128-A #90 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Edwin Howes, 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 1802.30.1 to permit a lot width of fifty (50) feet instead of the required fifty five (55) feet for Lot No. 1

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

Existing lots within this subdivision have been developed with fifty (50) foot widths.

See attached description

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

Contract purchaser Edwin Howes Legal Owner
Address 3129 East Avenue
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of October, 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 15th day of December, 1975, at 10:15 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE
South side of Putty Hill Avenue
90 feet West of Avondale Road,
14th District
EDWIN HOWES, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 76-128-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 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.

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

I hereby certify that on this 11th day of December, 1975, a copy of the foregoing Order was mailed to Edwin Howes, 3129 East Avenue, Baltimore, Maryland 21234, Petitioner.



January 2, 1976

Mr. Edwin Howes
3129 East Avenue
Baltimore, Maryland 21234

RE: Petition for Variance
S/S of Putty Hill Avenue,
90' W of Avondale Road -
14th Election District
Edwin Howes - Petitioner
NO. 76-128-A (Item No. 90)

Dear Mr. Howes:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

SED/cow

Attachments

cc: Mrs. Olga Shaw
8795 Avondale Road
Baltimore, Maryland 21234

John W. Hession, III, Esquire
People's Counsel

B. D. LYNCH CO., INC.
CONSTRUCTION LAYOUT
4907 HARFORD ROAD
BALTIMORE, MARYLAND 21214
TEL: 254-4936

ZONING DESCRIPTION
Edwin Howes Property
Lot 1 of Douglas Park
WPC 7 Folio 149

Beginning at a point on the South side of Putty Hill Avenue, 90 feet West from the centerline of Avondale Road and being Lot 1 of the Flat of "DOUGLAS PARK", WPC Liber 7 Folio 149.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 4, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-128-A, Petition for a Variance for a Lot Width South side of Putty Hill Avenue 90 feet West of Avondale Road. Petitioner - Edwin Howes

14th District

HEARING: Monday, December 15, 1975 (10:15 A.M.)

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

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:rw

DEC 5 - 75 AM



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Mr. Edwin Howes
3129 East Avenue
Baltimore, Md. 21234

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

Your Petition has been received and accepted for filing this 10th day of November, 1975

Petitioner Edwin Howes
Petitioner's Attorney _____

B. D. Lynch & Co., Inc.
6907 Harford Road
Baltimore, Md. 21214

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Reviewed by Franklin T. Hodgans, Jr.
Franklin T. Hodgans, Jr.
Chairman,
Zoning Plans
Advisory Committee

Baltimore County Fire Department

PAUL H. BRYNCKE
Chief



Towson, Maryland 21204
875-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Edwin Howes

Location: S/S of Putty Hill Ave. 90' W of Avondale Rd.

Item No. 90

Zoning Agenda November 11, 1975

Gentlemen:

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 road 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.
- () 3. The vehicle dead-end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. 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 applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by H. J. Kelly Noted and Approved: James A. Murphy
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

APR 08 1976

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 Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a lot width of 50 feet in lieu of the required 55 feet for Lot No. 1 should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27 day of January, 1976, 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 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 day of 197 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 W. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hogans,
XXXXXXXXXXXXX
Chairman

MEMBERS
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

November 25, 1975

Mr. Edwin Howes
3129 East Avenue
Baltimore, Maryland 21234

RE: Variance Petition
Item 90
Edwin Howes - Petitioner

Dear Mr. Howes:

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 south side of Putty Hill Avenue, 90 feet west of Avondale Road, and is currently improved with a single family dwelling in less than good repair. Adjacent properties are improved with single family dwellings.

The petitioner is requesting a Variance to permit a lot width of 50 feet instead of the required 55 feet, in order that two lots may be created for the construction of two single family homes.

The subject plat must be revised to indicate all existing principal buildings within 200 feet

Mr. Edwin Howes
Item 90
November 25, 1975
Page 2

of the subject property, most especially as this relates to the required average front setback for dwellings fronting on Putty Hill Avenue.

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

FTH:JD

Enclosure

cc: B. D. Lynch & Co., Inc.
4907 Hartford Road
Baltimore, Maryland 21214

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550
STEPHEN E. COLLINS
DIRECTOR

December 3, 1975

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

Re: Item 90 - ZAC - November 11, 1975
Property Owner: Edwin Howes
Location: S/S Putty Hill Ave. 90' W of Avondale Road
Existing Zoning: DR 5.5
Proposed Zoning: Variance from Sec. 1802.3C.1 to permit a lot width of 50' instead of the req. 55' for Lot #1
No. of Acres: 0.15184
District: 14th

Dear Mr. DiNenna:

No Traffic Engineering problems are anticipated by the requested variance to lot width.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

baltimore county
department of health
TOWSON, MARYLAND 21204

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

November 19, 1975

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

Dear Mr. DiNenna:

Comments on Item #90, Zoning Advisory Committee Meeting, November 11, 1975, are as follows:

Property Owner: Edwin Howes
Location: S/S of Putty Hill Ave. 90' W of Avondale Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance from Sec. 1802.3C.1 to permit a lot width of 50' instead of the required 55' for Lot #1.

No. of Acres: 0.15184
District: 14th

Metropolitan water and sewer are existing.

Very truly yours,

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

CHVB:dls

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

WILLIAM D. FROMM
DIRECTOR

November 14, 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 #90, Zoning Advisory Committee Meeting, November 11, 1975, are as follows:

Property Owner: Edwin Howes
Location: S/S of Putty Hill Ave. 90' W. of Avondale Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C.1 to permit a lot width of 50' instead of the required 55' for Lot #1.
No. of Acres: 0.15184
District: 14th

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.

If the petition is granted, the petitioner must comply with the Baltimore County Subdivision Regulations. For further information contact Mr. Williams of this office 494-3335.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 14, 1975

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

Z.A.C. Meeting of: November 11, 1975

Re: Item 90
Property Owner: Edwin Howes
Location: S/S of Putty Hill Avenue, 90' W. of Avondale Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C.1 to permit a lot width of 50' instead of the required 55' for Lot #1.

District: 14th
No. Acres: 0.15184

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

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

H. ENSLIE PARKS, President
EUGENE C. HESS, Vice-President
MRS. ROBERT L. BERNY

MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LOBECK
JOSHUA S. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
MRS. RICHARD K. WUERFEL

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

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

December 17, 1975

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

Re: Item #90 (1975-1976)
Property Owner: Edwin Howes
S/S of Putty Hill Ave., 90' W. of Avondale Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance from Sec. 1802.3C.1 to permit a lot width of 50' instead of the required 55' for Lot #1.
No. of Acres: 0.15184 District: 14th

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 directly involved. The construction and/or reconstruction of sidewalks, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

The submitted plan should be revised to indicate that this site comprises both Lots #1 and #2 of the subdivision plat of "Douglas Park", recorded W.P.C. 7, Folio 149.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #90 (1975-1976).

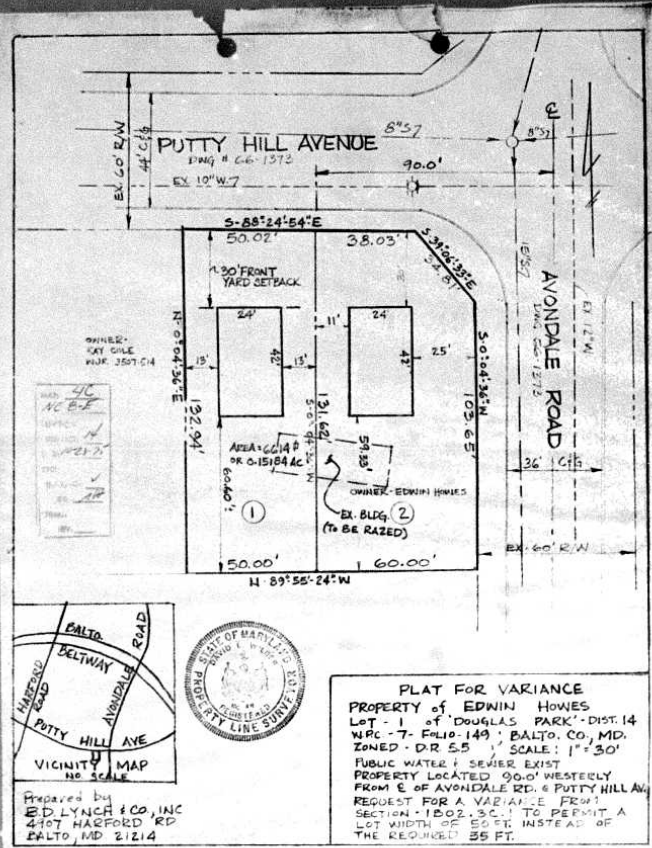
Very truly yours,

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

END:SAN;FWR:ss

N-NE Key Sheet
31 NE 17 Pos. Sheet
NE 8 E Topo
81 Tax Map

APR 08 1976



CERTIFICATE OF PUBLICATION

TOWSON, MD., November 22, 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., on the 22nd day of November, 1975, the 27th day of November, 1975.

THE JEFFERSONIAN
 L. L. Smith, Jr.
 Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

H76-128-A

District: 14W
 Date of Posting: 11/15/75
 Posted for: Hearing on Nov. 15, 1975 @ 10:15 A.M.
 Petitioner: Edwin Howes
 Location of property: 1/4 of Putty Hill Ave. 90' West of Anondale Rd.
 Location of signs: Signs posted on Putty Hill Rd. Opposite 90' West of Anondale Rd.
 Remarks:
 Posted by: Mark H. Howes
 Date of return: 12-4-75

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, CG, CA										
Reviewed by: di										
Previous case:										
Revised Plans: Change in outline or description										
Map #										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 27th day of October 1975 Item #

S. Eric DiNenna, C
 Zoning Commissioner

Petitioner: Edwin Howes
 Submitted by: Edwin Howes
 Petitioner's Attorney: Reviewed by: di

* 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. 28224

DATE: Dec. 30, 1975 ACCOUNT: 01-662

AMOUNT: \$22.50

RECEIVED FROM: Howes Construction Co., 3129 East Ave., Balto Md. 21234
 FOR: Advertising and posting of property #76-128-A

28527 DEC 30 2250 REC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 25994

DATE: Nov. 21, 1975 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Howes Constr. Co., 3129 East Ave., Balto., Md. 21234
 FOR: Petition for Variance #76-128-A

28541 NOV 24 2500 REC

VALIDATION OR SIGNATURE OF CASHIER

