

76-139-A 100 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Luis Lopez 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 1 B02.3(C)(1) to permit lot widths of 50 feet in lieu of the required 55 feet for lots 187 and 189; and to permit side yard setbacks of 8 feet in lieu of the required 10 feet for all lots.

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

To permit the construction of residential homes on a lot width of 50', instead of the required 55' with a side yard of 8' and 12', instead of the 10' required under the existing regulations. The present development of the area basically has been with a minimum lot of 50' x 125'. This is an area within the community which has not been developed under the criteria and should not be penalized under the regulations, as adopted by the County Council in March of 1971. Subject lots are presently recorded as a part of "Halethorpe" as recorded among the Land Records of Baltimore County in Plat Book J, W.S. 1, page 60.

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.

DATE January 30, 1976

Mr. Luis Lopez
Contract purchaser
1209 Rustic Avenue
Baltimore, Maryland 21237

Legal Owner
Address
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day

of December, 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 12th day of January, 1976, at 10:30 o'clock

A.M.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner. Date: January 9, 1976

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition # 76-139-A. Petition for Variance for Lot Widths and Side Yard Setbacks. West side of Carroll Avenue 300 Feet North of Ridge Avenue. Petitioner - Luis Lopez

13th District

HEARING: Monday, January 12, 1976 at 10:30 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:NEGnb

JAN 9 1976 PM



RE: PETITION FOR VARIANCE
West side of Carroll Avenue
300 feet North of Ridge Ave.
13th District

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 76-139-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. Hessian, III
John W. Hessian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 9th day of January, 1976, a copy of the foregoing Order was mailed to Mr. Luis Lopez, 1209 Rustic Avenue, Baltimore, Maryland 21237, Petitioner.

John W. Hessian, III



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

January 30, 1976

Mr. Luis Lopez
1209 Rustic Avenue
Baltimore, Maryland 21237

RE: Petition for Variances
W/S of Carroll Avenue, 300' N of
Ridge Avenue - 13th Election Dis-
trict
Luis Lopez - Petitioner
NO. 76-139-A (Item No. 100)

Dear Mr. Lopez:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/srl

Attachments

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

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

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

January 8, 1976

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

Re: Item #100 (1975-1976)
Property Owner: Luis Lopez
W/S of Carroll Ave., 300' N. of Ridge Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance from Sec. 1B02.3 (C) (1)
to permit lot widths of 50' in lieu of the required
55' for lots 187 and 189; and to permit side yard
setbacks of 8' in lieu of the required 10' for all lots.
No. of Acres: 0.2870 District: 13th

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:

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item #179 (1972-1973) are referred to for your consideration.

In addition, an extension of the public water main is required to serve lots 187 and 189, and additional fire hydrant protection may be required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #100 (1975-1976).

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

END:EAM:PNR:SS

cc: J. Loos
W. Munchel

C-W Key Sheet
21 SW 14 Pos. Sheet
SW 6 D Topo
108 Tax Map

MCA
MCA ENGINEERING CORPORATION
CONSULTING
ENGINEERS
1920 Cromwell Bridge Road, Baltimore, Maryland 21204 - Tel. (301) 493-1900

DESCRIPTION

0.2870 ACRE PARCEL, LOTS 187 AND 189, "HALETHORPE", WEST SIDE OF CARROLL AVENUE, NORTH OF RIDGE AVENUE, THIRTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is For A Variance to Permit
A Lot Width of 50 Feet, Instead of the Required 55 Feet.

Beginning for the same at a point on the west side of Carroll Avenue, fifty feet wide, as shown on the plat of "Halethorpe" recorded among the Land Records of Baltimore County in Plat Book J, W.S. 1, page 60, at the distance of 300.00 feet, as measured northerly along said west side of Carroll Avenue from its intersection with the north side of Ridge Avenue, fifty feet wide, as shown on said plat, said beginning point being at the dividing line between Lots 189 and 191, as shown on said plat, running thence binding on said west side of Carroll Avenue, (1) northerly, 100.00 feet, thence along the dividing line between Lots 185 and 187, as shown on said plat, (2) westerly, 125.00 feet, thence binding on the rear line of said Lots 187 and 189, (3) southerly 100.00 feet, and thence binding on the dividing line first herein mentioned, (4) easterly, 125.00 feet to the place of beginning.

Containing 0.2870 of an acre of land.

HGW:mpl

J.O. #01-7517
W.O. #11816-C
November 13, 1975

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Planning ■ Reports



Mr. Luis Lopez
1209 Rustic Avenue
Baltimore, Md. 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for
filing this 2nd day of December, 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Luis Lopez

Petitioner's Attorney Reviewed by Franklin T. Hootens, Jr.
Chairman,
Zoning Advisory
Committee

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 Variances 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 in lieu of the required fifty-five (55) feet for Lot Nos. 187 and 189 and side yard setbacks of eight (8) feet in lieu of the required ten (10) feet for all lots should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of January, 1975, that the herein Petition for the aforementioned Variances should be and the same are 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 ... 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 M. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. HOGANS, Jr.
XXXXXXXXXXXXXXXXXXXX
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 INSPECTOR

January 8, 1975

Mr. Luiz Lopez
1209 Rustic Avenue
Baltimore, Maryland 21237

RE: Variance Petition
Item 100
Luiz Lopez - Petitioner

Dear Mr. Lopez:

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 west side of Carroll Avenue, 300 feet north of Ridge Road, and is currently unimproved. The petitioner is requesting a Variance to permit lot widths for two lots of 50 feet in lieu of the required 55 feet, as well as side setbacks of 8 feet in lieu of the required 10 feet for both lots.

Adjacent lands are improved with single family homes along Carroll Avenue, which terminates at the end of the subject property.

Mr. Luiz Lopez
Re: Item 100
Page 2
January 8, 1975

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

FTH:JD

Enclosure

cc: MCA
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

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

December 10, 1975

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

Re: Item 100 - ZAC - December 2, 1975
Property Owner: Luiz Lopez
Location: W/S of Carroll Ave. 300' N. of Ridge Road
Existing Zoning: DR 5.5
Proposed Zoning: Var. from Sec. 1802.3 (c) (1) to permit lot widths of 50' in lieu of required 55' for lots 187 & 189; & to permit side yard setbacks of 8' in lieu of required 10' for all lots
No. ac Acres: 0.2870
District: 13th

Dear Mr. DiNenna:

The requested variance to permit lot widths of fifty feet is not expected to cause any traffic problems.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

baltimore county
department of health
TOWSON, MARYLAND 21204

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

December 15, 1975

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

Dear Mr. DiNenna:

Comments on Item #100, Zoning Advisory Committee Meeting, December 2, 1975, are as follows:

Property Owner: Luiz Lopez
Location: W/S of Carroll Ave. 300' N of Ridge Road
Existing Zoning: DR 5.5
Proposed Zoning: Variance from Sec. 1802.3 (c) (1) to permit lot widths of 50' in lieu of the required 55' for lots 187 & 189; and to permit side yard setbacks of 8' in lieu of the required 10' for all lots.

No. of Acres: 0.2870
District: 13th

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:dls

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

WILLIAM D. FROMM
DIRECTOR

December 4, 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 #100, Zoning Advisory Committee Meeting, December 2, 1975, are as follows:

Property Owner: Luiz Lopez
Location: W/S of Carroll Avenue 300' N. of Ridge Road
Existing Zoning: D.R.5.5
Proposed Zoning: Variance from Sec. 1802.3 (c) (1) to permit lot widths of 50' in lieu of the required 55' for lots 187 and 189, & to permit side yard setbacks of 8' in lieu of the required 10' for all lots
No. of Acres: 0.2870
District: 13th

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.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 5, 1975

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

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

Re: Item 100
Property Owner: Luiz Lopez
Location: W/S of Carroll Ave. 300' N. of Ridge Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3 (C) (1) to permit lot widths of 50' in lieu of the required 55' for lots 187 & 189; and to permit side yard setbacks of 8' in lieu of the required 10' for all lots.

District: 13th
No. Acres: 0.2870

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Peterson
Field Representative

H. EMBLE PARKS, President
EUGENE C. HESS, Vice-President
MR. ROBERT L. BERNY

MARCUS M. ROTHSCHILD
JOSEPH N. MCGOWAN
ALVIN LORER

JOSEPH N. WHEELER, Secretary

Baltimore County Fire Department

J. Austin Deriz
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: Luiz Lopez

Location: W/S of Carroll Avenue 300' N of Ridge Road

Item No. 100

Zoning Agenda December 2, 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 ...

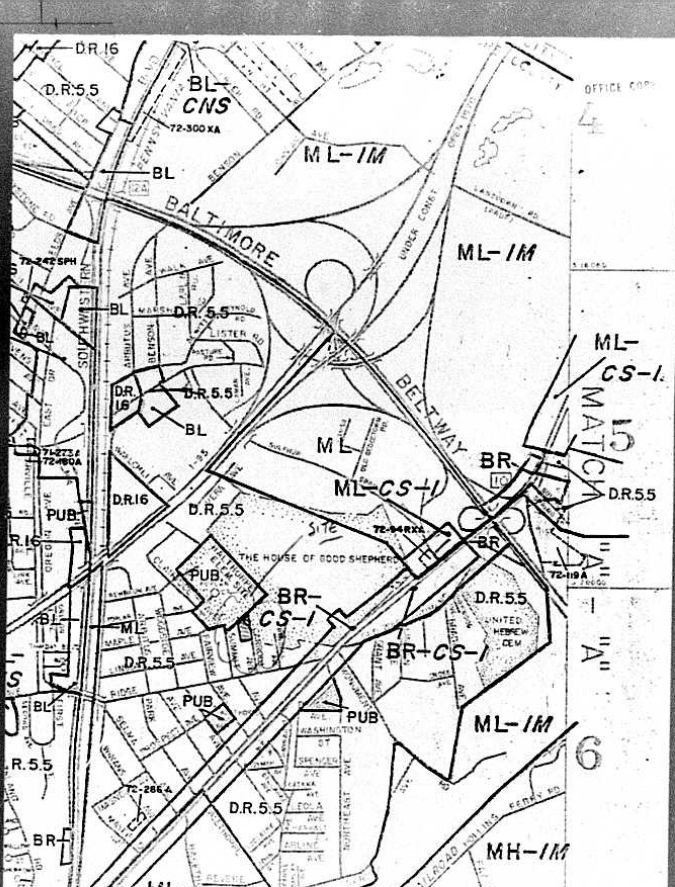
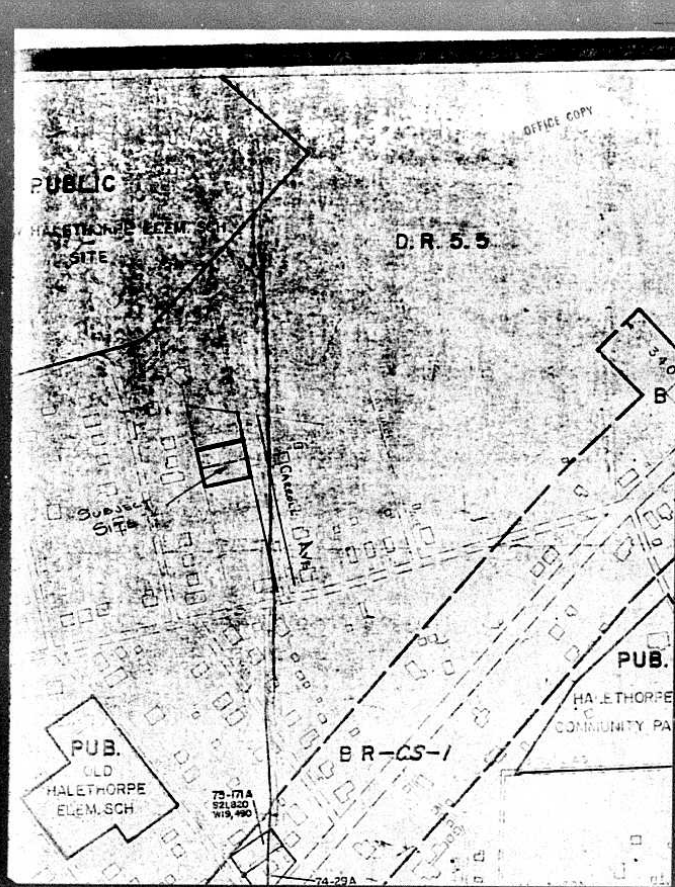
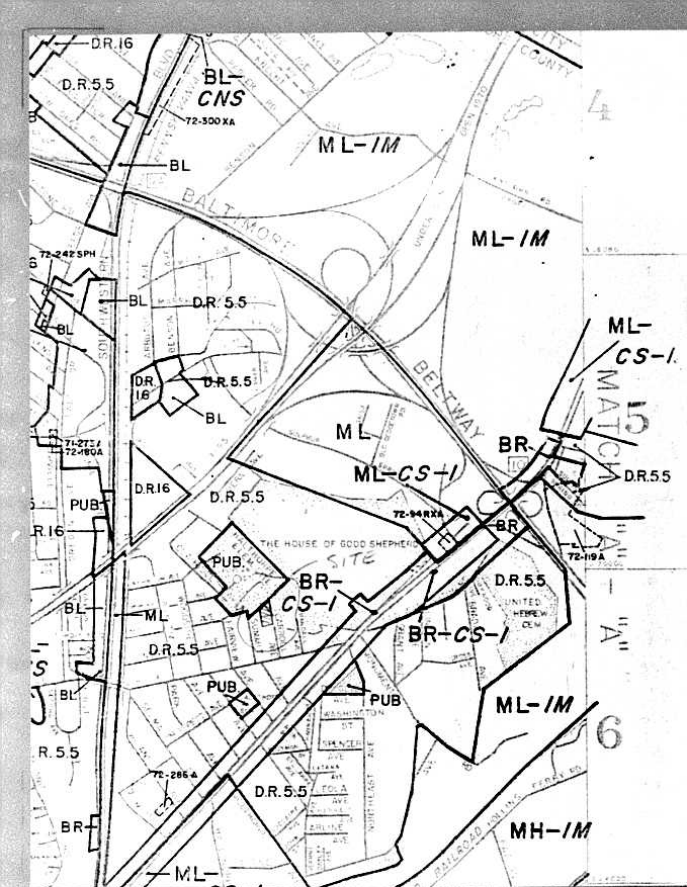
EXCEEDS the maximum allowed by the Fire Department.

() 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: [Signature] Noted and Approved: [Signature]
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau



1-SIGN 76-139-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 134 Date of Posting: Dec. 22, 1975
Posted for: PETITION FOR VARIANCE
Petitioner: LOUIZ LOPEZ
Location of property: W/S. of CARROLL AVE. 300' N. of Ridge Ave.
Location of Sign: W/S. of CARROLL AVE. 350' N. of Ridge Ave.
Remarks: Thomas X. Polanco
Posted by: Signature Date of return: JAN. 2, 1976

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall 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, CC, CA										
Reviewed by: <u>JPH</u>										
Previous case: _____										

Revised Plans:
 Change in outline or description _____ Yes
 _____ No

Map # _____

PETITION FOR A VARIANCE
13th DISTRICT
ZONING: Petition for Variance for Lot Width and Side Yard Setbacks.
LOCATION: West side of Carroll Avenue 300 feet North of Ridge Avenue.
DATE & TIME: MONDAY, JANUARY 12, 1976 at 10:30 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variance from the Zoning Regulations of Baltimore County to permit lot widths of 50 feet instead of the required 80 feet for Lots 187 and 189 and to permit side yard setbacks of 5 feet instead of the required 10 feet for all lots.
The Zoning Regulation to be accepted is as follows:
Section 1902.3.C.1 - Minimum Lot Width - 50 feet
Side Yard - 5 feet.
All that parcel of land in the Thirteenth District of Baltimore County
Beginning for the same at a point on the west side of Carroll Avenue, fifty feet wide, as shown on the plat of "Halethorpe" recorded among the Land Records of Baltimore County in Plat Book J.W.B. 1, page 80, at the distance of 300.00 feet, as measured northward along said west side of Carroll Avenue from its intersection with the north side of Ridge Avenue, fifty feet wide, as shown on said plat, said beginning point being at the dividing line between Lots 188 and 191, as shown on said plat, running thence binding on said west side of Carroll Avenue, (1) northerly, 100.00 feet, thence along the dividing line between Lots 188 and 189, as shown on said plat, (2) westerly, 125.00 feet, thence binding on the rear line of said Lots 187 and 189, (3) southerly, 100.00 feet, and thence binding on the dividing line first herein mentioned, (4) easterly, 125.00 feet to the place of beginning.
Containing 0.2870 of an acre of land.
Being the property of Luiz Lopez, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, January 12, 1976 at 10:30 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF: S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY
Dec. 23

THE TIMES
NEWSPAPERS
RANDALLSTOWN, MD. 21133 Dec. 23, 1975

THIS IS TO CERTIFY that the annexed advertisement of
Petition for a Variance - Luiz Lopez
was inserted in the following

☐ Catonsville Times ☐ Towson Times
☐ Dandalk Times ☒ Arbutus Times
☐ Essex Times ☐ Community Times

weekly newspapers published in Baltimore County, Maryland, once a week for one week before the 12th day of Jan. 1976, that it to say, the same was inserted in the issue of Dec. 23, 1975.

STROMBERG PUBLICATIONS, INC.
By: Path Smink

PETITION FOR A VARIANCE
13th DISTRICT
ZONING: Petition for Variance for Lot Width and Side Yard Setbacks.
LOCATION: West side of Carroll Avenue 300 feet North of Ridge Avenue.
DATE & TIME: MONDAY, JANUARY 12, 1976 at 10:30 A.M.
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Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF: S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY
Dec. 23

CERTIFICATE OF PUBLICATION
TOWSON, MD. December 23, 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., once in each of successive weeks before the 12th day of January 1976 the first publication appearing on the 25th day of December 1975.

THE JEFFERSONIAN
S. Eric Dinenna, Manager

Cost of Advertisement, \$

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 Nov. 1975. Filing Fee \$ 25. Received ☒ Check ☐ Cash ☐ Other

Petitioner Lopez Submitted by MCA
Petitioner's Attorney Reviewed by F. J. Hogan

* 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. 28220

DATE: Dec. 18, 1975 ACCOUNT: 01-662
AMOUNT: \$25.00

RECEIVED FROM: WDA, 1020 Cromwell Bridge Rd., Balto., Md. 21204
FOR: Petition for Variance for Luiz Lopez - 76-139-A

077 REC 19 25.00 REC

VALIDATION OR SIGNATURE OF CASHIER

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

No. 28248

DATE: Jan. 12, 1976 ACCOUNT: 01-662
AMOUNT: \$57.50

RECEIVED FROM: Luis F. Lopez, 1209 Rustic Ave., Balto., Md. 21237
FOR: Advertising and posting of property - 76-139-A

0845 REC 12 57.50 REC

VALIDATION OR SIGNATURE OF CASHIER

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 Nov. 1975. Filing Fee \$ 25. Received ☒ Check ☐ Cash ☐ Other

Petitioner Lopez Submitted by MCA
Petitioner's Attorney Reviewed by F. J. Hogan

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



GENERAL NOTES

1. Area of Property owned by Petitioner = 0.555 Ac.
2. Area of Property requesting Variance = 0.2670 Acres
3. Existing Zoning of Site - Originally R-G Now DR-55
4. Existing Use of Site - vacant Land
5. Proposed Zoning of Site DR-55 With Yard Variance
6. Petitioner is Requesting a Variance to Section 1802.5 (b)(1) To permit a minimum Lot width of 50' instead of the required 55' to permit a minimum width of individual side yards of 5' instead of the required 10' for Lots 187 & 185.
7. Off Street Parking shall be 1 Space per lot.
8. These lots recorded on plot J.W.S. 1-60

Location Plan
Scale: 1"=500'

Existing Zoning DR-55
Residential Uses & Vacant Land

HALETHORPE
J.W.S. 1-60

Charles H. Doing
CHK. 1229-954

Existing Zoning DR-55
Residential Uses

Existing Zoning DR-55
Vacant Land

TYPICAL LOT PLAN
Scale: 1"=50'

MAP	2A
SECTION	DR-55-B
DATE	12
D.T.	11-1-75
TYPE	✓
REASON	✓
BY	2A
BY	

PLAT TO ACCOMPANY PETITION
for
LOT WIDTH VARIANCE

Vicinity
CARROLL AVENUE AT RIDGE AVE.
Election District 13
Scale: 1"=30'

Baltimore County, Md.
Nov 12, 75

Developer
Louis Lopez
1205 Rustic Ave
Balto. County, Md 21237

MCA EIOD
MCA ENGINEERING & SURVEYING
4100 W. 12th St.
Baltimore, Md. 21204

