

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Dorothy T. Jackson Miller &
I, or we, Melvin F. Blanchard, 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 1.9.02.1.0.1. to permit side set back of 4' on the south sides instead of required 10'.

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

Lot is 40' wide. In order to construct a new 26' house a variance is needed on 1 side set back.

See attached description

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 Feb 24 1976 By Dorothy T. Jackson Miller
Contract purchaser Melvin F. Blanchard
Address 212 Washington Avenue
Baltimore, Maryland 21204
Petitioner's Attorney John W. Hession, III
Protestant's Attorney _____

By Dorothy T. Jackson Miller
Zoning Commissioner of Baltimore County, this 24th day of February, 1976, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of April, 1976 at 10:15 o'clock.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
West side of Baltimore Street 85 feet
South of Indiana Avenue, 13th District : OF BALTIMORE COUNTY
MELVIN F. BLANCHARD, et al, Petitioners : Case No. 76-202-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 2nd day of April, 1976, a copy of the foregoing

Order was mailed to Mr. Melvin F. Blanchard, 212 Washington Avenue, Towson, Maryland 21204, Petitioner.



Zoning Description

Beginning for the same on the W/S of Baltimore Street, 85 S. of Indiana Ave. Fronts 40' ± on W/S of Baltimore Street. Average Depth 138'. Being lots #20 & 21 Section W as shown on a Revised Plat of Rosemont recorded 2/2/24 in WPC 7 Folio 100 containing Approx. 5796 sq. ft.

April 6, 1976

Melvin F. Blanchard, Esquire
212 Washington Avenue
Towson, Maryland 21204

RE: Petition for Variances
W/S of Baltimore Street, 85' S of
Indiana Avenue - 13th Election
District
Melvin F. Blanchard, et al -
Petitioners
NO. 76-202-A (Item No. 146)

Dear Mr. Blanchard:

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

Very truly yours,

George J. Martinak
George J. Martinak
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. W. Wilson Back
2843 Louisiana Avenue
Baltimore, Maryland 21227

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: March 17, 1976
FROM: William D. Fromm, Director of Planning
Petition # 76-202-A.
SUBJECT: Petition for a Variance for a Side Yard.
West side of Baltimore Street 85 feet South of Indiana Avenue.
Petitioner - Melvin F. Blanchard and Dorothy T. Jackson Miller

13th District

Hearing : Monday, April 5, 1976 at 10:15 A.M.

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

William D. Fromm
William D. Fromm
Director of Planning

WDF:JGH:nb

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Melvin F. Blanchard
212 Washington Avenue
Towson, Maryland 21204

Item 146

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 24th day of February, 1976

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Melvin F. Blanchard

Petitioner's Attorney _____

cc: Mr. W. Wilson Back
2843 Louisiana Avenue
Baltimore, Md. 21227

Reviewed by Franklin T. Hoggans, Jr.
Franklin T. Hoggans, Jr.,
Chairman,
Zoning Advisory
Committee



March 4, 1976

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

Re: Item #146 (1975-1976)
Property Owner: Dorothy T. Jackson Miller and Melvin F. Blanchard
W/S of Balto. St., 85' S. of Indiana Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit side setback of 4' instead of required 10'
No. of Acres: 5796 sq. ft. 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:

Baltimore County highway and utility improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #146 (1975-1976).

Very truly yours,

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

END: EAM:FWR:ss

ONE Key Sheet
21 SW 3 & 4 Pos. Sheets
SW 6 A Topo
109 Tax Map

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 granted; and it further appearing that by reason of the findings of the Variance requested not adversely affecting the health, safety and general welfare of the community.

to permit a side yard setback of 4 feet on the south side instead of the required 10 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of March, 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.

Deputy Zoning Commissioner of Baltimore County

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 19th day of March, 1976, 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

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

March 2, 1976

Mr. Melvin F. Blanchard
212 Washington Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 146
Dorothy T. Jackson Miller &
Melvin F. Blanchard - Petitioners

Dear Mr. Blanchard:

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 Baltimore Street, 85 feet south of Indiana Avenue, and is currently an unimproved residential lot. The petitioner is requesting a Variance to permit a side yard setback of 4 feet instead of the required 10 feet, in order that a 26 foot wide house may be constructed on this lot.

The plan must be revised to indicate any and all existing principal buildings within 200 feet of the subject property. The plan must be revised prior to the hearing.

Mr. Melvin F. Blanchard
Re: Item 146
March 2, 1976
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. Hoggans,
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: W. Wilson Back
2843 Louisiana Avenue
Baltimore, Maryland 21227



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

February 10, 1976

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

Dear Mr. DiNenna:

Comments on Item #146, Zoning Advisory Committee Meeting, January 27, 1976, are as follows:

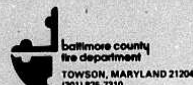
Property Owner: Dorothy T. Jackson Miller &
Melvin F. Blanchard
Location: W/S of Balt. St., 85' S. of
Indiana Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side
setback of 4' instead of required
10'
No. Acres: 5796 sq. ft.
District: 13th

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:pbe



Paul H. Reincke
CHIEF

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Dorothy T. Jackson Miller &
Melvin F. Blanchard
Location: W/S of Baltimore Street, 85' S. of Indiana Avenue

Item No. 146 Zoning Agenda January 27, 1976

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 100 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.

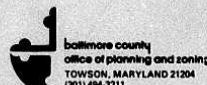
() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 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: St. Kelly Noted and Approved: James H. Murphy
Planning Division Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau



WILLIAM D. FROMM
DIRECTOR

February 19, 1976

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 #146, Zoning Advisory Committee Meeting, January 27, 1976, are as follows:

Property Owner: Dorothy T. Jackson Miller and Melvin F. Blanchard
Location: W/S of Baltimore St., 85' S. of Indiana Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side setback of 4' instead of required 10'
No. Acres: 5796 square ft.
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: January 30, 1976

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

Z.A.C. Meeting of: January 27, 1976

Re: Item 146

Property Owner: Dorothy T. Jackson Miller & Melvin F. Blanchard

Location: W/S of Balt. St., 85' S. of Indiana Avenue

Present Zoning: D.R. 5.5

Proposed Zoning: Variance to permit side setback of 4' instead of required 10'.

District: 13th

No. Acres: 5796 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

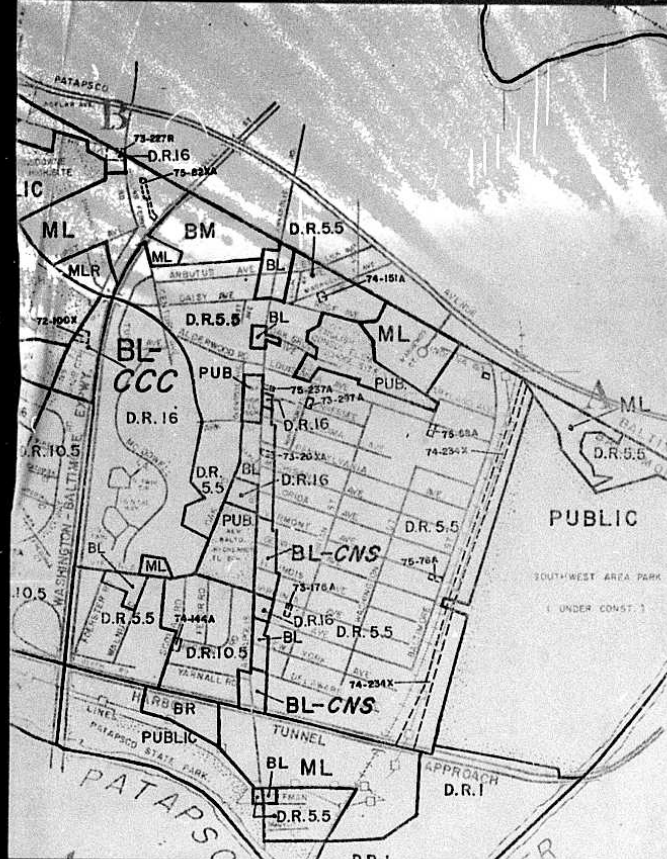
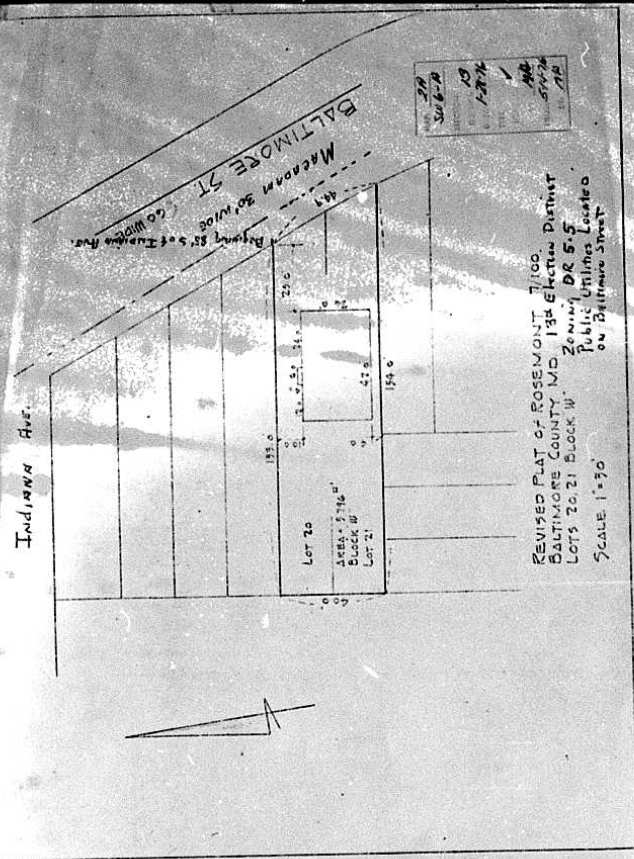
W. Nick Petrovich,
Field Representative.

WNP/ml

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

MARCUS M. BOSTANS
JOSEPH M. MCGOWAN
ALVIN LORICK
JOSHUA R. WHEELER, SUPER-INTENDENT

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



CERTIFICATE OF PUBLICATION

TOWSON, MD. March 18, 1976

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 18th day of March, 1976, the first publication appearing on the 18th day of March, 1976.

THE JEFFERSONIAN,
L. L. Smith, Jr., Manager.

Cost of Advertisement, \$

OFFICE OF THE TOWSON TIMES

TOWSON, MD. 21204 March 17, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance—Melvin Blanchard was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 5th day of April 1976 that is to say, the same was inserted in the issues of March 17, 1976.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Smith

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13d Date of Posting: MARCH 20, 1976

Posted for: PETITION FOR VARIANCE

Petitioner: MELVIN F. BLANCHARD, ET AL

Location of property: WIS. OF BALTIMORE ST. 85' S. OF INDIANA AVE.

Location of Signs: WIS. OF BALTIMORE ST. 110' S. OF INDIANA AVE.

Remarks: Thomas F. Ireland

Posted by: Thomas F. Ireland Date of return: MARCH 26, 1976

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 22nd day of January 1976. Filing Fee \$ 25.00 Received ☒ Cash ☐ Other

S. Eric Dinenna,
Zoning Commissioner

Petitioner: W. Wilson Back Submitted by: petitioner

Petitioner's Attorney: Reviewed by: Doree Miller

* 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. 33308

DATE: April 5, 1976 ACCOUNT: 01-662

AMOUNT: \$38.50

RECEIVED: V. Wilson Back 2613 Louisiana Ave., Balto., Md. 21227

FOR: Advertising and posting of property for Melvin F. Blanchard, et al. 776-202-4

38.50

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 31670

DATE: Mar. 25, 1976 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: V. Wilson Back, 2613 Louisiana Ave., Balto., Md. 21227

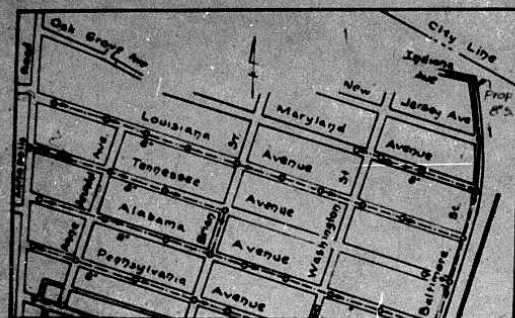
FOR: Petition for Variance for Melvin F. Blanchard et al. 776-202-4

25.00

VALIDATION OR SIGNATURE OF CASHIER

REMOTE AREA No. 275

NUMBER OF HOUSE CONNECTIONS 1



LOCATION MAP SCALE 1"=500'

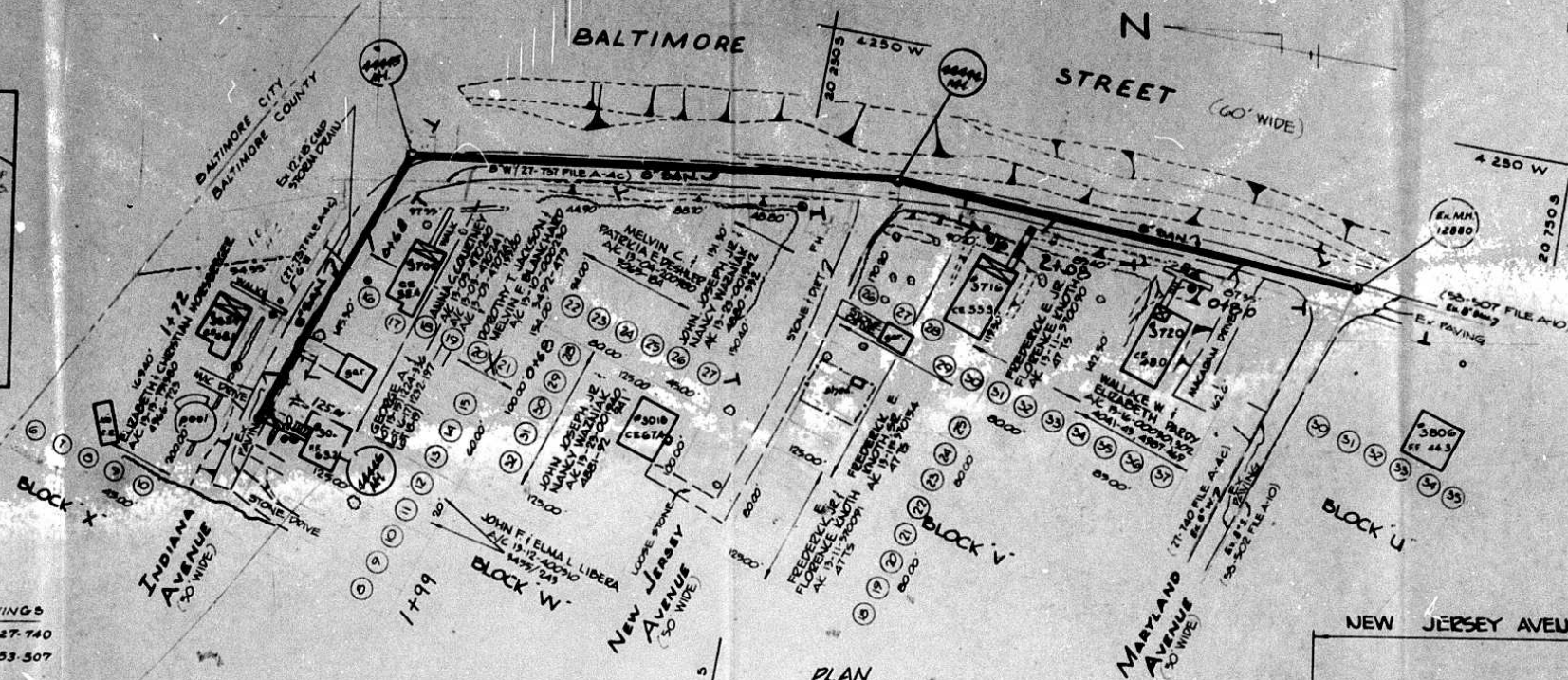
BENCH MARK: HUB #X 7591 ELEV 35.076

gal spike in mac E.S. Balto St/La. Ave

REFERENCE DRAWINGS

WATER 27-737; 27-740

SEWER 53-502; 53-507

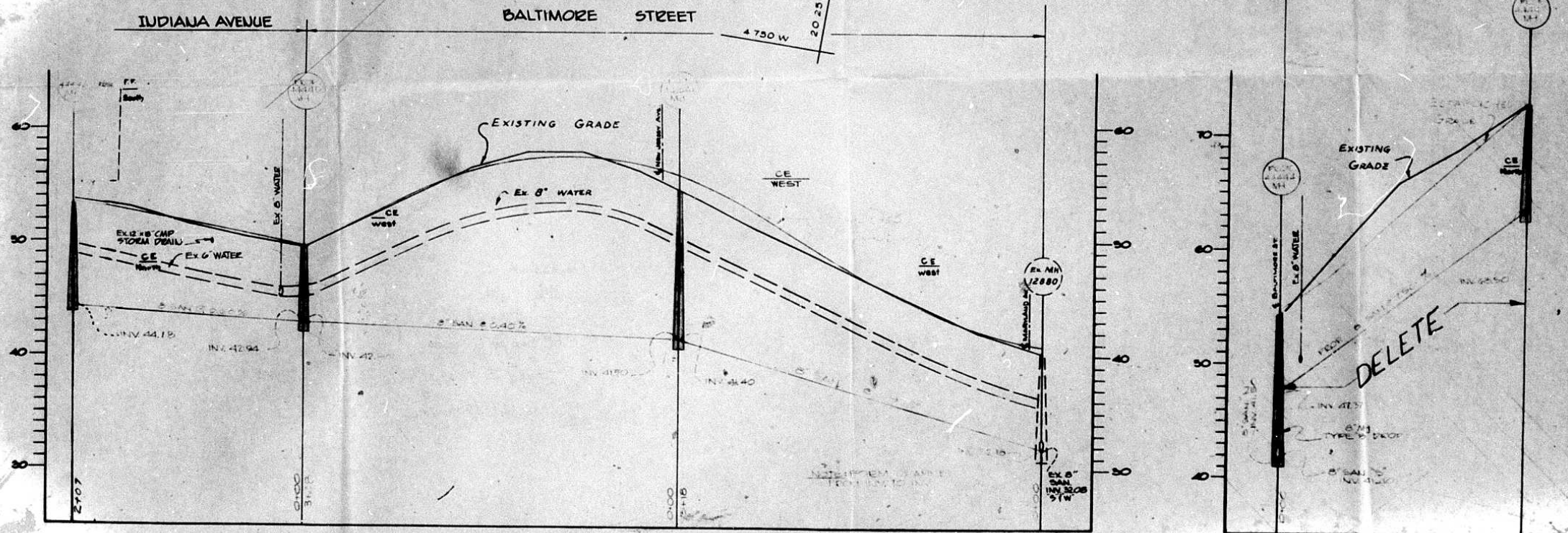


PLAN SCALE 1"=50'

PLAT OF ROSEMONT PLAT BOOK 7, FOLIO 100

STATEWIDE GENERAL CONTRACTORS
2845 Loomis Avenue
Baltimore, Md. 21227
THREE L BACK
Owner

(A Division of Stremmel Plumbing and Heating
General Contractors, Inc.)
REMODELING SPECIALISTS



PROFILE SCALE: HORIZ 1"=50' VERT 1"=5'



CITY OF BALTIMORE

DIRECTOR	DATE	CHIEF, WATER DIV.	DATE
DEPT. OF PUBLIC WORKS		BUREAU OF ENGINEERING	
DATE	RIGHT OF WAY	REF.	ROAD PERMIT AND GRADES
2-22-72	72-286 RW		
			PERMIT REQUESTED
			PERMIT NUMBER
			GRADE ESTABLISHED 6-31-72
			PROFILE NUMBER 72-0990-65

4163

CONTRACT NO.

REVISED AS PER RECORD PRINT

JO DRAFTSMAN

DATE

1-2-528 D. KICKALL

3-12-75

76



ENGINEER	DATE	REVIEWED	DATE	APPROVED	DATE	APPROVED	DATE	LEVEL BK.	KEY SHEET	SCALE	PLAN	PROFILE	VERT.	DATE	REVISION	BY
OWNER	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
72-286	10-26-72	10-26-72	10-26-72	10-26-72	10-26-72	10-26-72	10-26-72	10-26-72	10-26-72	10-26-72	10-26-72	10-26-72	10-26-72	10-26-72	10-26-72	10-26-72

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING

BALTIMORE ST. - INDIANA AVE.

FROM MARYLAND AVE TO INDIANA AVE - BALTIMORE ST. 100' WESTERLY

SUBDIVISION ROSEMONT

EL. DISTRICT NO. 13 C-1

74101 SXO

1-2-528

72-0990

FILE