

76-209-A #162 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Alma Veola Jarrett, Aileen V. Wiggins and Evelyn James Chatmon
Lillian J. Jarrett, 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-B-02.3 - C1 to permit a
rear yard set back of 5 feet instead of required 30 feet.
And front yard setback of 11 feet instead of required 25 feet.

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

Because lot is undersized and does allow lot width for a
reasonable size home.

See attached description

property 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
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
Legal Owner
Address
Petitioner's Attorney
Protestant's Attorney

ORDERED By The 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 through-
out 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 April, 1976, at 10:30 clock
A.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: March 29, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-209-A, Petition for Variance for Front and Rear Yards.
Southeast side of Beech Avenue 397.10 feet South of Fullerton Avenue.
Petitioner - Lillian J. Jarrett, et al.

14th District

HEARING: Monday, April 12, 1976 (10:30 A.M.)

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

William D. Fromm
Director of Planning

WDF:JGH:rw

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
Southeast side of Beech Avenue
397.10 feet South of Fullerton Avenue,
14th District : OF BALTIMORE COUNTY
ALMA V. & LILLIAN J. JARRETT, et al,
Petitioners : Case No. 76-209-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.
Deputy People's Counsel

John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of April, 1976, a copy of the foregoing

Order was mailed to Alma V. & Lillian J. Jarrett, 7407 Beech Avenue, Baltimore,
Maryland 21206, Petitioners.



EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR RD. / BALTIMORE MD. 21236 (301) 668-1501
335 FORDHAM STREET / CAMBRIDGE MD. 21613 (301) 526-1244
115 E. MAIN STREET / WESTMINSTER MD. 21157 (301) 548-1740
115 S. WASHINGTON STREET / EASTON MD. 21601 (301) 822-5433

January 9, 1976

DESCRIPTION TO ACCOMPANY ZONING PETITION FOR FRONT AND REAR YARD
VARIANCE #7407 BEECH AVENUE, 14th ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND.

BEGINNING FOR THE SAME ON THE Southeasternmost side of Beech Avenue,
(50 feet wide) at a point of distance of 397.10 feet measured southwesterly
along said side of Beech Avenue from its intersection with the southwestern-
most side of Fullerton Avenue, thence leaving said place of beginning and
running and binding along said Beech Avenue, (1) Southwesterly 40.00 feet
thence leaving said Beech Avenue and running for lines of division the
3 following courses and distances, viz: (2) Southeasterly 213.45 feet, (3)
Northeasterly 40.57 feet and thence (4) Northwesterly 206.66 feet to the
place of beginning.

Containing 0.193 acres of land, more or less.

Being all of lot # 125 as laid out and shown on plat of Cherry Heights
recorded among the land records of Baltimore County in Plat Book W.P.C.
3, Folio 71.

This description has been prepared for zoning purposes only and is
not intended to be used for conveyance.

J. Carroll Hagan



1. ALAN EVANS, P.E., L.E.
2. CARROLL HAGAN, L.E.
3. GEORGE W. HOLDEFER, P.E.
ASSOCIATES
CAMBRIDGE AND EASTON
JESSE W. HUNTER
WESTMINSTER
RICHARD L. HULL

M's. Lillian J. Jarrett
7407 Beech Avenue
Baltimore, Maryland 21206

April 26, 1976

RE: Petition for Variances
SE/S of Beech Avenue, 397.10'
S of Fullerton Avenue - 14th
Election District
Lillian J. Jarrett, et al -
Petitioners
NO. 76-209-A (Item No. 162)

Dear M's. Jarrett:

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

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/scw

Attachments

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



March 18, 1976

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

Re: Item #162 (1975-1976)
Property Owner: Alma V. & Lillian J. Jarrett,
et al
S/ES Beech Ave., 397.1' S/W of Fullerton Ave.
Existing Zoning: DR 5,5
Proposed Zoning: Variance for front and rear
yard setback.
No. of Acres: 0.193 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 highway and utility improvements are not directly involved.
However, any construction and/or reconstruction of sidewalk, curb and gutter,
entrance, apron, etc. as may be required will be the full responsibility of
the Petitioner.

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 #162 (1975-1976).

Very truly yours,

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

END: EAM: FWR: ss

cc: W. Munchel

N-SE Key Sheet
23 NE 18 & 19 Pos. Sheets
NE 6 E Topo
81 Tax Map

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Alma Veola Jarrett
7407 Beech Avenue
Baltimore, Md. 21206

Item 162

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,
Zoning Commissioner

Petitioner Alma V. & Lillian J. Jarrett, et al

Petitioner's Attorney
Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Md. 21236

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

Pursuant to the advertisement, posting of property, and public hearing on the 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 and the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit a rear yard setback of 5 feet in lieu of the required 30 feet and a front yard setback of 11 feet in lieu of the required 25 feet should be granted.

IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of April, 1976, that the herein Petition for the aforementioned Variances 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 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 1, 1976

COUNTY OFFICE BLDG.
111 S. Chesapeake Ave.
Towson, Maryland 21204

Chairman

Members

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

M's. Alma Veola Jarrett
7407 Beech Avenue
Baltimore, Maryland 21206

RE: Variance Petition

Item 162

Alma V. & Lillian J. Jarrett, et al -

Petitioners

Dear M's. Jarrett:

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, zoned D.R. 5.5, is located on the southeastern side of Beech Avenue, approximately 397 feet southwest of Fullerton Avenue, in the 14th Election District of the county.

Remnants of what appears to have been a dwelling currently exists on this lot (40'x209'). A 1-1/2 story stucco dwelling abuts the property to the southwest, while two vacant 40 foot lots exist to the northeast. Directly across this site on Beech Avenue are similar type single family dwellings.

The petitioner is proposing to remove the existing structure and construct a one-story (44'x23') dwelling; however, due to the orientation of the front entrance of the proposed structure, a Variance is required for front and rear setbacks.

M's. Alma Veola Jarrett
Re: Item 162
April 1, 1976
Page 2

Ownership of lots 124, 126, and 127, as shown on the submitted site plan, should be verified before the scheduled hearing date in order to determine whether an additional Variance for lot width is required.

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

Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Zoning Technician II

NBC:JD

Enclosure

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Md. 21236

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 19, 1976

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

Z.A.C. Meeting of: February 17, 1976

Re: Item 162

Property Owner: Alma V. & Lillian J. Jarrett, et al

Location: SE/S Beech Ave. 397.1' SW of Fullerton Ave.

Present Zoning: D.R. 5.5

Proposed Zoning: Variance for front and rear yard setback.

District: 14th

No. Acres: 0.193

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

Baltimore County
Health Department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Heinicke
CHIEF

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Alma V. & Lillian J. Jarrett, et al

Location: SE/S Beech Ave. 397.1' SW of Fullerton Ave.

Item No. 162 Zoning Agenda February 17, 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 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.
- (X) 6. Site plans are approved as drawn.
- () 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

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

March 3, 1976

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

Re: Item 162 - ZAC - February 17, 1976
Property Owner: Alma V. & Lillian J. Jarrett, et al
Location: SE/S Beech Ave. 397.1' SW of Fullerton Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance for front & rear yard setback
No. of Acres: 0.193
District: 14th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variances to the front and rear yards.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3511

WILLIAM D. FROMM
DIRECTOR

March 15, 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 #162, Zoning Advisory Committee Meeting, February 17, 1976 are as follows:

Property Owner: Alma V. & Lillian J. Jarrett, et al
Location: SE/S Beech Ave. 397.1' SW of Fullerton Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance for front and rear yard setback
Acres: 0.193
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.

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

Very truly yours,

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

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

April 7, 1976

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

Dear Mr. DiNenna:

Comments on Item #162, Zoning Advisory Committee Meeting, February 17, 1976, are as follows:

Property Owner: Alma V. & Lillian J. Jarrett, et al
Location: SE/S Beech Ave. 397.1' SW of Fullerton Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance for front and rear yard setback
Acres: 0.193
District: 14th

Metropolitan water and sewer are existing.

Very truly yours,

Thomas H. Devlin, Jr.
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:pb#

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 March 25, 1976

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Variance-- Jarrett
was inserted in the following:

- | | |
|--|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
12th day of April 1976, that is to say, the same
was inserted in the issues of March 25, 1976.

STROMBERG PUBLICATIONS, INC.
BY E. Patricia Smuck

CERTIFICATE OF PUBLICATION
TOWSON, MD. March 25, 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., once in each
of one time successive weeks before the 12th
day of April, 1976, the first publication
appearing on the 25th day of March
1976
S. Frank Smith
THE JEFFERSONIAN
Manager
Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 14N Date of Posting 3-25-76
Posted for: William J. Jarrett
Petitioner: William J. Jarrett
Location of property: 1407 Beech Ave., Towson, Md. 21206
Location of Sign: 1407 Beech Ave., Towson, Md. 21206
Remarks: None
Posted by: Michael H. Hines Date of return: 4-1-76

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received * this 11 day of
FEB 1976. Filing Fee \$ 25 Received Check
Cash
Other
S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner
Petitioner Jarrett, William J. Jarrett Submitted by W. Jarrett
Petitioner's Attorney None Reviewed by None
* 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. 33326
DATE April 12, 1976 ACCOUNT 01-662
AMOUNT \$50.75
RECEIVED FROM Alma V. Jarrett, 7407 Beech Ave., Balto., Md. 21206
FOR Advertising and posting of property
#76-209-A
\$50.75
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 31689
DATE Mar. 22, 1976 ACCOUNT 01-662
AMOUNT \$25.00
RECEIVED FROM Alma Jarrett 7407 Beech Ave., Balto., Md. 21206
FOR Petition for Variance #76-209-A
\$25.00
VALIDATION OR SIGNATURE OF CASHIER

