PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Alsa Veola Jarrett, Alleen V. Wiggins and Evelyn James Chatmon
I, or we. 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 o

rear yard set back of 5 feet instead of required 30 feet.

And front yard setbeck 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 1156-6

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

r we, agree to pay expenses of above Variance advertising, porting, etc., upon filing of this
and further agree to and are to be bound by the zoning regulations and restrictions of
e County adopted pursuant to the Zoning Law For Baltimore County. Abres Vegla Janett Buft 114 alses after V Nedfyn 343 beth me fe West V Nedfyn 343 beth me fe Legal Owner to Magain Address Edy Hthan John Lord be

of Redward 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 Commissioner of Baltimore County in Room 166, County Office Building in Towson, Baltimore

County, on the 12th day of April

RECEIVED FOR FRIME

GROCA

DATE (B.

Lillian Junet Billy Misson

..., 197 6_, at __10:39clock

2-18-71

7. James , at At #16-209-1 7 Seeth Ave. 397.10' 8 of 100 Ave.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO S. Eric Dillenna, Zoning Commissioner Date

Harch 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. From Director of Planning

WDF:JGH:rw

RE: PETITION FOR VARIANCE Southeast side of Beech Avenue 397, 10 feet South of Fullerton Avenue,

OF BALTIMORE COUNTY

. REFORE THE ZONING COMMISSIONER

ALMA V. & LILLIAN J. JARRETT, et al,

. Care No. 76-209-A

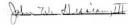
. ORDER TO ENTER APPEARANCE

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. Hessian, III People's Counsel County Office Building

I HERERY 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, Manufact 21204 Patitioners





BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



CAN A HOLDERED INC

SHENE YORK AND CIVIL ENGINEERS

January 9, 1976

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

REGINNING FOR THE SAME ON THE Southeasternmost side of Beech Avenue, (SO Feet wide) at a point of distance of 397.10 Feet measured southwesterly also said also of Desch Avenue From its intersection with the southwestern and of Fullenter Avenue, thence leaving said place of heringing and rupping and binding along said Seech 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)

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

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





407 Alea Veola Jarrett 407 Booch Avenue 802 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for day of Pebruary 19726 filing this 24th

PetitionerAlma V. & Lillian J. Jarrett, et al

Petitioner's Attorney
Evens, Rayan & Holdefer, Inc.
1013 Delair Road
Baltimore, Md. 21236

Anril 26 1074

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

> 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)

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

SED/scw

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



March 18, 1976

Mr. S. Eric DiNenna County Office Building

Re: Item #162 (1975-1976)
Property Owner: Alna V. & Lillian J. Jarrett,
et al.
S/ES Beech Ave., 397.1' 5/% of Pullerton 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

Baltimore County highway and utility improvements are not directly involved. However, any construction and/or reconstruction of sidowalk, 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 visory Committee review in connection with this Item #162 (1975-1976).

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 1, 1976

COUNTY OFFICE BLDG 111 W. Chesapeake Ave. Towasa, Maryland 21204

Chairman

BUREAU OF DEPARTMENT OF STATE BOADS CO

BUREAU OF HEALTH DEPARTMENT PROJECT PLANNING BOARD OF EDUCATION INDUSTRIAL DEVELOPMENT

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

RE: Variance Petition Variance rectand.

Item 162
Alma V. & Lillian J. Jarrett, et al Petitioners

Dear M's. Jarrett:

The Zoning Plans Advisory Committee has referenced 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

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,

Frankle T. Hogans PRANKLIN T. HOGANS, JR. Chairman, Zoning Plans Advisory Committee Micheles B Connedon

NICHOLAS B. COMMODARI, Zoning Technician II

NBC:JD

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



Paul H. Reincke

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.

Zoning Agenda February 17, 1976

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 Baitinore 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____
- EXCESS the maximum allowed by the Fire Department.

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

 () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Mational Pire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- A) 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time. Beviewer 14) M. Approved:
 Planning Group
 Special Inspection Division
 Pire Prevention Bureau

CASE #76 -209 . A

1-12-76 10:30

STEPHEN E. COLLINS

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

Re: Item 162 - 2AC - February 17, 1976
Property Owner: Alma V. & Lillian J. Jarrett, et al
Location: SE/S Beech Ave. 197.1' SW of Fullerton Ave.
Existing Zoning: D.R. S.5
Proposed Zoning: Variance for front & rear yard setbeck
No. of Acres: 0.193
District: 14th

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

Michael S. Flanigan
Traffic Engineer Associate

WILLIAM D. FROMM

March 15, 1976

Mr. S. Eric DiNenno; Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building

Dear Mr. DiNenna

Comments on Item \$162, Zoning Advisory Committee Meeting, February 17, 1976 are as follow:

Property Owner: Alma V. and 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

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 mode aware of plans or problems with regard to development plans that may have a

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

Very truly yours,

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

Alma V. & Lillian J. Jannett, et al

Location:

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

Present Zoning:

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 years. W hick tetroid

INSLE PARKE, OCCUPAN

W.P/m1

MANCHE M DOTTANT ALVIN LDRECK



April 7, 1976

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

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

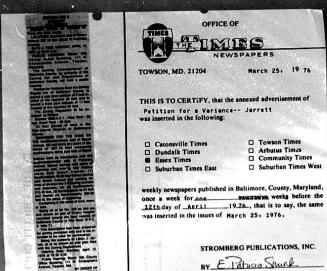
Acres: 0.193 District: 14th

Metropolitan water and sewer are existing.

Very truly yours,

Thomas It Derling. Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

RJW:pb#



CERTIFICATE OF PUBLICATION TOWSON, MD. March 25 THIS IS TO CERTIFY, that the annexed advertises

appearing on the ____ 25th _day of ____ Maxch.

CERTIFICATE OF POSTING ETMENT OF BALTIMORE COUNTY #76-209-A

District 14th Date of Posting 12 A. M. Posted for Merica Monday opil 12, 1926 @ 10,20 A.M. L. Gurrett 1 200 10 1 1 1 Date of Posting 3-25-76 Location of property: Stiffer Links if Buch des 392. 10' de 4 Location of Signe: I Sugar Bushed C. 7407 Buch location Posted by Mul H Here

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

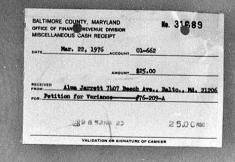
Your Petition has been received * this ______day of

Petitioner JARRETT, WIGGINS - CHASHOW by No. VARRETT Petitioner's Attorney ______ Reviewed by MB1

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 MECHIVED Alms V. Jarrett, 7407 Beech Ave., Balto., Md. Advertising and posting of property 408 6 1 5 2 APR 12 5 0.7 5 MSC VALIDATION OR SIGNATURE OF CASHIER







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	Authorities S. E.O.T. 12.6 Authorities S. E.O.T. 12.6 S. E.O.T. 12.6 S. E.O.T. 12.6 S. E.O.T. 12.6	06.88 00.69 00.89	OK 2.2 (MOANT) (MOANT) (MOANT)	4 0 21	ER 15 6 TORY V Cot 124 S.E 213.45 S.E	(AESIDENTAL)
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