

4:30 PM, June 1976 76-235-A #192 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Andrew J. and Janet M. Hinlicky, 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 1802.301 to permit a side yard setback of 7'-0" feet instead of the required ten (10) feet.

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

PROPOSAL: Enclose an existing carport and porch, with its existing slab and roof, for use as a family room.

REASON FOR ENCLOSURE: 1. To provide and satisfy the present living space requirements of our family.
2. Enclosing the porch and carport, with their existing slab and roof, is the most practical and economical method of obtaining the living space needed.

ADDITIONAL CONSIDERATIONS: It may be noted that lot #29 adjoining lot #28 is owned by the petitioners.
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.

Contract purchaser: Andrew J. Hinlicky
Address: Glyndon Avenue
Glyndon, Maryland 21071

Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____ 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 106, County Office Building in Towson, Baltimore County, on the _____ day of _____ 1976 at _____ o'clock

As _____
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
S/S of Glyndon Avenue 160 feet
E of Railroad Avenue, 4th
District
OF BALTIMORE COUNTY
ANDREW J. & JANET M. HINLICKY : Case No. 76-235-A (Item 192)

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. Kounts, Jr.
Deputy People's Counsel
John W. Hessian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 14th day of May, 1976, a copy of the foregoing Order was mailed to Mr. & Mrs. Andrew J. Hinlicky, Petitioners, Glyndon Avenue, Glyndon, Maryland 21071.



Mr. & Mrs. Andrew J. Hinlicky
Glyndon Avenue
Glyndon, Maryland 21071

RE: Petition for Variance
S/S of Glyndon Avenue, 160' E of
Railroad Avenue - 4th Election District
Andrew J. Hinlicky, et ux - Petitioners
NO. 76-235-A (Item No. 192)

Dear Mr. & Mrs. Hinlicky:

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

Very truly yours,
George J. Martinak
Deputy Zoning Commissioner

GJM/mc

Attachments

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 4, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-235-A. Petition for a Variance for a Side Yard
South side of Glyndon Avenue 170 feet East of Railroad Avenue
Petitioner - Andrew J. Hinlicky and Janet M. Hinlicky

4th District

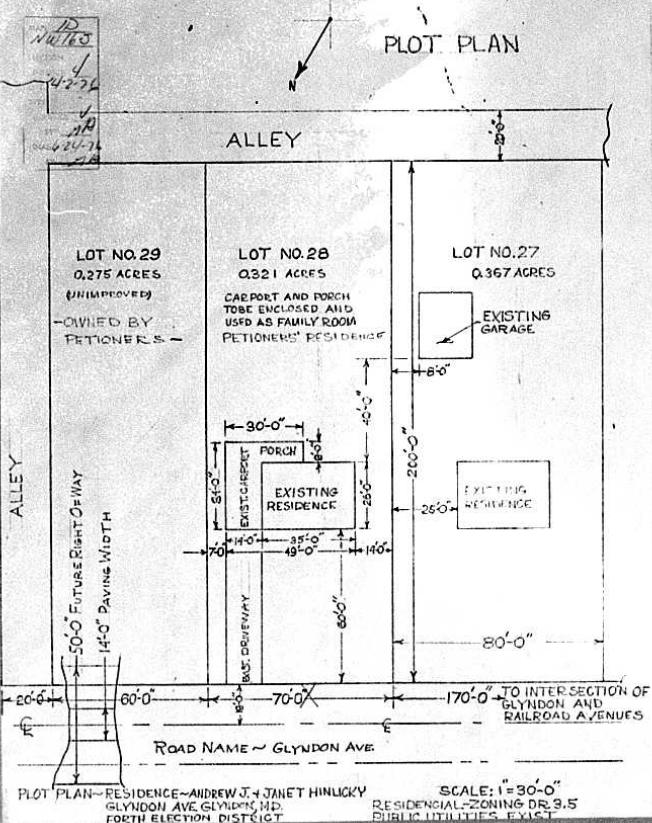
HEARING: Monday, May 17, 1976 (10:15 A.M.)

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

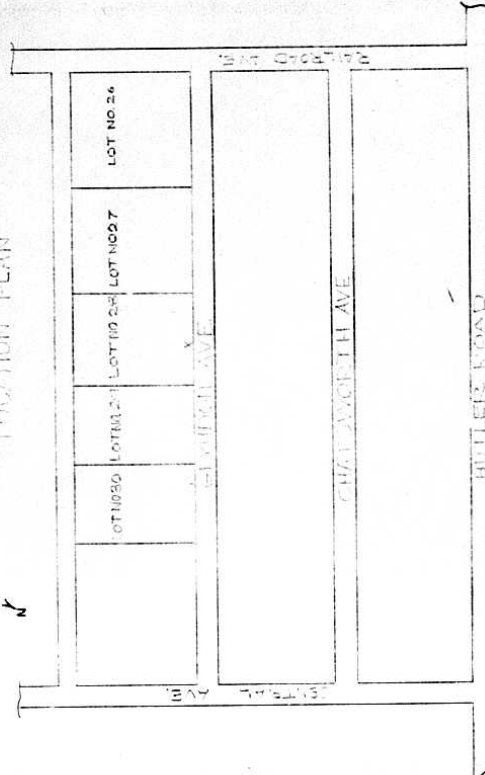
William D. Fromm
Director of Planning

WDF:JGH:rw

PLOT PLAN



LOCATION PLAN



baltimore county
department of health
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

May 13, 1976

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

Dear Mr. DiNenna:

Comments on Item #192, Zoning Advisory Committee Meeting, March 30, 1976, are as follows:

Property Owner: Andrew J. & Janet M. Hinlicky
Location: S/S Glyndon Ave. 170' E Railroad Ave.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit side setback of 7' in lieu of the required 10'.
Acres: 70 x 200
District: 4th

Since this is a variance to enclose an existing carport and metropolitan water and sewer are existing, no health hazard is anticipated.

Very truly yours,
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:rad

VARIATION DESCRIPTION

Beginning at a point on the south side of Glyndon Avenue, one-hundred and seventy (170) feet east of Railroad Avenue, and being known as Lot Number 28 of Glyndon and recorded among Baltimore County land records in Liber 1, Folio 126.

COPY

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 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

to permit a side yard setback of 7 feet instead of the Variance required 10 feet should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 17th day of MAY, 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 day of 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

COPY

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 7, 1976

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

Chairman
Franklin T. Hoggans, Jr.

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

Mr. Andrew J. Hinlicky
Glyndon Avenue
Glyndon, Maryland 21071

RE: Variance Petition
Item 192
Andrew J. and
Janet W. Hinlicky - Petitioners

Dear Mr. Hinlicky:

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 Glyndon Avenue, 170 feet east of Railroad Avenue, and is currently improved with a single family residence and open carport. The petitioner is requesting a Variance to permit a side yard setback of 7 feet in lieu of the required 10 feet in order that this existing carport may be enclosed for use as a family room.

The petitioner's submitted site plan indicates ownership of lot 29 adjacent to the improved resident's lot. This unimproved lot 29 is shown as 60 feet wide and, under the requirements of the existing D.R. 3.5 zoning, this lot does not meet the minimum width of 70 feet. As an undersized lot, an additional Variance

Mr. Andrew J. Hinlicky
Re: Item 192
May 7, 1976
Page 2

request would be required prior to possible zoning approval for the construction of another dwelling thereon.

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.
Chairman, Zoning Plans
Advisory Committee

PTH:JD

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

baltimore county
department of public works
TOWSON, MARYLAND 21204

April 22, 1976

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

Re: Item #192 (1975-1976)
Property Owner: Andrew J. & Janet W. Hinlicky
S/S Glyndon Ave., 170' E. Railroad Ave.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit side setback of 7' in lieu of the required 10'.
Acres: 70 x 200 District: 4th
70 200

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.

Highways:

Glyndon Avenue, an existing public street, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

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

April 26, 1976

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

Re: Item 192 - ZAC - March 30, 1976
Property Owner: Andrew J. & Janet W. Hinlicky
Location: S/S Glyndon Ave. 170' E Railroad Ave.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit side setback of 7' in lieu of required 10'.
Acres: 70 x 200
70 200
District: 4th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variance to the side yard setback.

Very truly yours,

MICHAEL S. FLANIGAN
Traffic Engineer Associate

MSF:nc

Item #192 (1975-1976)
Property Owner: Andrew J. & Janet W. Hinlicky
Page 2
April 22, 1976

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property. Additional fire hydrant protection may be required in the vicinity.

Very truly yours,

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

END:EAM:FWR:ss

cc: J. Somers
W. Munchel

M-SW Key Sheet
64 & 65 SW 38 Pos. Sheets
NW 16 & 17 J Tope
48 Tax Map

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Andrew J. & Janet W. Hinlicky

Location: S/S Glyndon Ave. 170' E. Railroad Ave.

Item No. 192 Zoning Agenda 3/30/76

Certification:

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 XXXXXX 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.
- (x) 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 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 29, 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 XXXXXX day of MAY, 1976, the XXXX publication appearing on the 29th day of April, 1976.

THE JEFFERSONIAN.

G. L. Smith
Manager.

Cost of Advertisement, \$.....

April 13, 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 #192, Zoning Advisory Committee Meeting, March 30, 1976, are as follows:

Property Owner: Andrew J. and Jane W. Hinlicky
Location: S/S Glyndon Avenue 170' E. Railroad Avenue
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit side setback of 7' in lieu of the required 10'
Acres: 70 x 200
District: 4th

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 2, 1976

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

Z.A.C. Meeting of: March 30, 1976

Re: Item 192
Property Owner: Andrew J. & Janet W. Hinlicky
Location: S/S Glyndon Ave. 170' E. Railroad Avenue
Present Zoning: D.R. 3.5
Proposed Zoning: Variance to permit side setback of 7' in lieu of the required 10'.

District: 4th
No. Acres: 70 x 200

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich.,
Field Representative.

NWP/ml

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
WILLIAM D. FROMM, DIRECTOR

MARCUS W. BOSTRABE
THOMAS H. BOYER
WILLIAM L. CHURCH

ROGER B. HAYDEN
ALVIN LORECK
RICHARD W. TRACY, D.V.M.

JOSHUA B. WHEELER, SUPERINTENDENT



TOWSON, MD. 21204 Apr. 28, 1976

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Variance-- Hinlicky
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
17th day of MAY, 1976, that is to say, the same
was inserted in the issues of Apr. 28, 1976.

STROMBERG PUBLICATIONS, INC.

BY E. D. Smith

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

No. 33388

DATE: May 17, 1976 ACCOUNT: 01-662

AMOUNT: \$39.25

RECEIVED FROM: Andrew J. Hinlicky, Glyndon Ave., Glyndon, Md.

FOR: Advertising and posting of property #16-235-A

3925

VALIDATION OR SIGNATURE OF CASHIER

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

No. 33352

DATE: April 26, 1976 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Andrew J. Hinlicky, Glyndon Ave., Glyndon, Md.

FOR: Petition for Variance #16-235-A

2500

VALIDATION OR SIGNATURE OF CASHIER

1-SIGN 76-235

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: April 30, 1976

Posted for: PETITION FOR VARIANCE

Petitioner: ANDREW HINLICKY

Location of property: S/S of Glyndon Ave. 160' E. of Railroad Ave.

Location of Sign: S/S of Glyndon Ave. 200' E. of Railroad Ave.

Remarks: Thomas L. Petrovich

Posted by: Thomas L. Petrovich Date of return: May 7, 1976

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

Your Petition has been received * this 15 day of MARCH 1976. Filing Fee \$ 25 Received ☒ Cash ☐ Other

Petitioner Hinlicky Submitted by Hinlicky

Petitioner's Attorney APL Reviewed by APL

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

