

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, GARY L. HARMON, 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 1802.3B (III C.3 as amended 1953) to permit a side yard setback of 5 feet in lieu of the required 10 feet for the construction of a garage on the "wide" or "driveway" side.

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

1. This is the most desirable location in that it is the side with the most footage.
2. By building my garage in this manner it would be much more affordable, construction wise.
3. By building my garage in this manner I would be using the minimum amount of property, therefore, not obstructing my adjacent neighbors' view.

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 _____ Legal Owner _____
Address _____
Baltimore, Maryland 21221
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 _____ A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Lance Avenue 171.09 feet
W of Homberg Avenue
15th District : OF BALTIMORE COUNTY
GARY L. HARMON, Petitioner : Case No. 76-237-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 14th day of May, 1976, a copy of the foregoing Order was mailed to Mr. Gary L. Harmon, 961 Lance Avenue, Baltimore, Maryland 21221, Petitioner.

John W. Hessian, III
John W. Hessian, III



May 19, 1976

Mr. Gary L. Harmon
961 Lance Avenue
Baltimore, Maryland 21221

RE: Petition for Variance
S/S Lance Avenue, 171.09' W of Homberg
Avenue - 15th Election District
Gary L. Harmon - Petitioner
No. 76-237-A (Item No. 194)

Dear Mr. Harmon:

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

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

DESCRIPTION FOR VARIANCE

Beginning at point on the south side of Lance Avenue, said point being 171.09 feet from Homberg Road, and being Lot No. 18, Plat Two "Marilyn Manor" (Liber 19, Folio 103).

Also known as 961 Lance Avenue.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 5, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-237-A
Petition for a Variance for a Side Yard.
South side of Lance Avenue 171.09 feet West of Homberg Avenue
Petitioner - Gary L. Harmon

15th District

HEARING: Monday, May 17, 1976 (10:45 A.M.)

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

William D. Fromm
William D. Fromm
Director of Planning

WDF:JGH:rw



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 #194, Zoning Advisory Committee Meeting, March 30, 1976, are as follows:

Property Owner: Gary L. Harmon
Location: S/S Lance Ave. 171.09' W Homberg Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side setback of 5' in lieu of the required 10' for garage

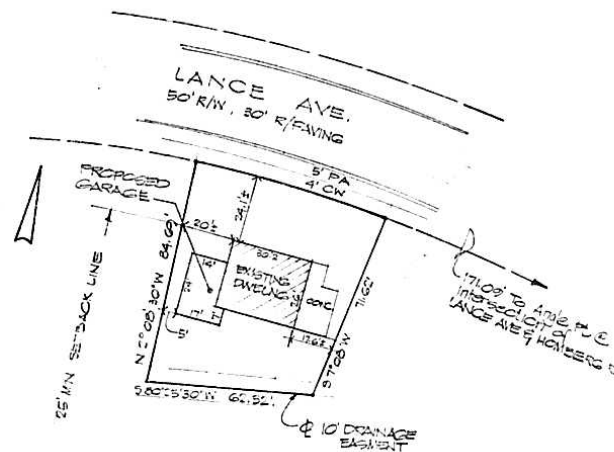
Acres: 71.62 x 62.32
84.69 x 73.66
District: 15th

Metropolitan water and sewer are available.

Very truly yours,

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

RJM:rsp



PETITION FOR ZONING VARIANCE
FOR
GARY L. HARMON
961 LANCE AVE. BALD MD 21221
15th Election District Case No. 76-237-A
MARILYN MANOR, LOT 18
PLAT BOOK G.L.D. #19 FOLIO #103
SCALE: 1"=50'



Baltimore County, Maryland

PEOPLE'S COUNSEL
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

JOHN W. HESSIAN, III
People's Counsel
CHARLES E. KOUNTZ, JR.
Deputy People's Counsel

June 1, 1976

Mr. Gary L. Harmon
961 Lance Avenue
Baltimore, Maryland 21221

Dear Mr. Harmon:

We have reviewed your Petition for a Variance (Case No. 76-237-A [Item 194]) and the Order of the Deputy Zoning Commissioner of Baltimore County under date of May 19, 1976, granting it. You are advised that the People's Counsel for Baltimore County has no intention of entering an Appeal therefrom; you must be alert, however, to the fact that any citizen of the County may individually file and prosecute an Appeal without reference to our declination so to do. A copy of this letter will be sent to Mr. Martinak for his records.

In a telephone message to this office, you indicated that the purpose for which the building was being constructed was the restoration of antique vehicles. You must accept this declination on our part with the distinct understanding that it is not to be construed as a suggestion that either that or any other activity proposed therein has been reviewed or approved by this office, and you must understand and accept this declination on the basis that this office has no jurisdiction whatever in the question with regard to your use of the garage and, accordingly, no review thereof was undertaken.

Very truly yours,

John W. Hessian, III

cc: George Martinak,
Deputy Zoning Commissioner
of Baltimore County

JWH:sh

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 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 5 feet instead of the a Variance required 10 feet should be granted.

Deputy
IT IS ORDERED by the 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, for construction of a residential garage only, in accordance with Section 101 of the Baltimore County Zoning Regulations, 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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

May 7, 1976

Mr. Gary L. Harmon
961 Lance Avenue
Baltimore, Maryland 21221

RE: Variance Petition
Item 194
Gary L. Harmon - Petitioner

Dear Mr. Harmon:

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 Lance Avenue, 171.09 feet west of Homberg Road, and is currently improved with a single family dwelling. The petitioner is requesting a Variance to permit the construction of a garage on the side and rear of the existing house, at a distance proposed of 5 feet from the side property line. Adjacent property is improved with single family detached dwellings in the immediate environs.

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

Mr. Gary L. Harmon
Re: Item 194
May 7, 1976
Page 2

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

FTH:JD

cc: B. D. Lynch Co., Inc.
4907 Harford Road
Baltimore, Md. 21214

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 #194 (1975-1976)
Property Owner: Gary L. Harmon
S/S Lance Ave., 171.09' W. Homberg Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side setback of 5' in lieu of the required 10' for garage.
Acres: 71.62 x 62.32 District: 15th
84.69 73.66

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 submitted plan should be revised to indicate this Lot 18 is shown on recorded "Plat No. 2 Marilyn Manor", (G.L.B. 19 Folio 103); the front property line has a radius of 455 feet and length of 73.66 feet; the location of public water main and sanitary sewerage in Lance Avenue, and a location plan.

Baltimore County highway and utility improvements are not involved. The construction or reconstruction of sidewalk, curb and gutter, entrances, apron, etc. as may be required will be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #194 (1975-1976).

Very truly yours,

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

END: EAM: PWR: 46

1-SE Key Sheet
3 SE 31 Pos. Sheet
NE 1 H Topo
97 Tax Map

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-1310

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: Gary L. Harmon

Location: S/S Lance Ave. 171.09' W. Homberg Rd.

Item No. 194

Zoning Agenda 3/30/76

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.

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

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHENE COLLINS
DIRECTOR

April 26, 1976

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

Re: Item 194 - 2AC - March 30, 1976
Property Owner: Gary L. Harmon
Location: S/S Lance Ave. 171.09' W. Homberg Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side setback of 5' in lieu of required 10' for garage
Acres: 71.62 x 62.32
84.69 73.66
District: 15th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
MICHAEL S. FLANIGAN
Traffic Engineer Associate

MSF:nc

