

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Gary John Glaeser, 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 1802.3, C.1. and 303.1 to permit a front yard depth of 24' from the front property line instead of the average required by 303.1 (40') and the minimum required by 1802.3, C.1 (25').

Irregular lot
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
Address: 619 Hilltop Road
Catonsville, Md. 21228
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of April, 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 24th day of May, 1976, at 10:00 o'clock.

By: [Signature]
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner
FROM: Director of Planning

SUBJECT: Petition #76-240-A - Petition for Variance from the Zoning Regulations of Baltimore County to permit a front yard depth of 24 feet from the front property line instead of the required 40 feet and the minimum required 25 feet. Petitioner - Gary J. Glaeser

1st District

Hearing: Monday, May 24, 1976 at 10:00 A.M.

It is suggested that the possibility be investigated of placing the addition on the west side of the dwelling. Please note that Hilltop Road is proposed to be widened.

[Signature]
William D. Fromm
Director of Planning

WDF/JGH/moc

RE: PETITION FOR VARIANCE
NW corner of Holmes Avenue and
Hilltop Road, 1st District
GARY J. GLAESER, Petitioner
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 76-240-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

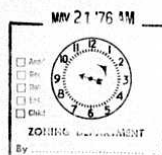
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

[Signature]
Charles E. Kountz, Jr.
Deputy People's Counsel

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

I HEREBY CERTIFY that a copy of the foregoing Order was mailed on this 20th day of May, 1976, to Mr. Gary J. Glaeser, 619 Hilltop Road, Catonsville, Maryland 21228, Petitioner.

[Signature]
John W. Hession, III



May 25, 1976

Mr. Gary J. Glaeser
619 Hilltop Road
Catonsville, Maryland 21228

RE: Petition for Variance
NW corner of Holmes Avenue and Hilltop Road - 1st Election District
Gary J. Glaeser - Petitioner
NO. 76-240-A (Item No. 210)

Dear Mr. Glaeser:

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

Very truly yours,
[Signature]
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

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

May 27, 1976

Gary J. Glaeser
619 Hilltop Road
Catonsville, Md. 21228

George J. Martinak
Deputy Zoning Comm.
111 W. Chesapeake Ave.
Towson, Md. 21204

Re: Petition for Variance
#76-240-A

Dear Sir,

In reference to our conversation of May 24, 1976 at 10 am. in hearing room 106; I am writing to you requesting permission to begin construction of said addition prior to the thirty day appeal period. By doing this I understand I take full responsibility for any cost involved during this period in the event of a protest.

Thank you for your cooperation, respectfully

Gary J. Glaeser

cc: GJG

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

May 26, 1976

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

Re: Item #210 (1975-1976)
Property Owner: Gary J. Glaeser
N/W cor. Holmes Ave. & Hilltop Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a front setback of 24' in lieu of the required 40'.
Acres: 116' 3" x 122' 1/2" x 168' 10 1/2"
District: 1st

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 must be revised to indicate this lot 26 is part of the subdivision shown on the plat recorded in W.P.C. 7 Part 1 Folio 71; all other improvements onsite, i.e. raised brick patio, front porch and walk, shed, etc.; the present road paving widths, location of existing public water mains, fire hydrant, and sanitary sewers in relation to this property, also include a location or vicinity map.

Highways:

Hilltop Road and Holmes Avenue, existing public roads, are proposed to be improved in the future. Hilltop Road, a proposed Capital Budget Item is to be improved as a 40-foot closed section roadway on a 60-foot right-of-way, and Holmes Avenue is to be improved as a 30-foot closed section roadway on a 50-foot right-of-way. Such improvements may entail horizontal and intersection modification and realignment. Any necessary highway rights-of-way widenings and including any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

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.

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

June 18, 1976

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

Dear Mr. DiNenna:

Comments on Item #210, Zoning Advisory Committee Meeting, April 27, 1976, are as follows:

Property Owner: Gary J. Glaeser
Location: NW/C Holmes Ave. & Hilltop Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 24' in lieu of the required 40'.
Acres: 116' 3" x 122' 1/2" x 168' 10 1/2"
District: 1st.

Metropolitan water and sewer are available.

Very truly yours,

[Signature]
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HER:pb

AUG 23 1976

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric Oltmans
TO: Zoning Commissioner _____ Date: May 17, 1976
 Will D. Fromm
FROM: Director of Planning _____

SUBJECT: Permit 72-242-A - Petition by Vertman for Variance from the Zoning Regulations of Baltimore County to permit a front yard depth of 24 feet from the front property line instead of the required 40 feet and the minimum required 22 feet. Petitioner - Gary J. Oltman

Re District

Hearings: Monday, May 24, 1976 at 10:00 A.M.

It is suggested that the possibility be investigated of placing the addition on the west side of the dwelling. Please note that Hilltop Road is proposed to be widened.

William D. Fromm
William D. Fromm
Director of Planning

WDF/JGH/mcc

☐ Amer
☐ Enr
☐ Hpl
☐ Ent
☐ CMJ

ZONING ORDINANCE
 By _____

J.D. 5-24-74
Case # 76-240-A

ballmore county
department of public works
TOWSON, MARYLAND 21204

May 26, 1976

Mr. S. Eric DiMenna
Soning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 6210 (1975-1976)
Property Owner: Gary J. Gleaser
W/W cor. Holmes Ave. & Hilltop Rd.
Existing Soning: DM 5.5
Proposed Soning: Variance to permit a front setback
of 24' in lieu of the required 40'.
Acres: 114' 3" x 122' 4" x 166' 10"
District: 1st

Dear Mr. DiMenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Soning Advisory Committee in connection with the subject item.

General:

The submitted plan must be revised to indicate this Lot 26 is part of the subdivision shown on the plat recorded in W.P.C. 7 Part 1 Folio 71; all other improvements onsite, i.e. raised brick patio, front porch and walk, shed, etc., the present road paving widths, location of existing public water mains, fire hydrant, and sanitary sewers in relation to this property, also include a location or vicinity map.

Highways:

Hilltop Road and Holmes Avenue, existing public roads, are proposed to be improved in the future. Hilltop Road, a proposed Capital Budget item is to be improved as a 40-foot closed section roadway on a 60-foot right-of-way, and Holmes Avenue is to be improved as a 30-foot closed section roadway on a 50-foot right-of-way. Such improvements may entail horizontal and intersection modification and realignment. Any necessary highway rights-of-way widenings and including any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

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.

76-240-A
5-24-76

 Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

June 18, 1976

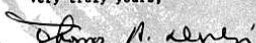
Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #210, Zoning Advisory Committee Meeting, April 27, 1976, are as follows:

Property Owner: Gary J. Glaesser
Location: HW/C Holmes Ave. & Hilltop Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 24' in lieu of the required 40'
Acres: 116'3" X 122'1/2" X 168'10 1/2"
District: 1st.

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HEK:pb

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, a Variance to permit a front yard depth of 24 feet from the front property line instead of the required 40 feet and the minimum required 25 feet should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th 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.

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. HOGANS, Jr.

MEMBERS
BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROUTES COMMISSION

BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

May 20, 1976

Mr. Gary J. Glaeser
619 Hilltop Road
Catonsville, Maryland 21228

RE: Variance Petition
Item 210
Gary John Glaeser -
Petitioner

Dear Mr. Glaeser:

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 northwest corner of Holmes Avenue and Hilltop Road, and is currently improved with a single family detached dwelling. The petitioner is requesting a Variance to permit an addition to be constructed on the front of the existing dwelling at a distance of 40 feet from the center line of Hilltop Road. The average setback of Holmes Avenue along Hilltop Road is at least 40 feet.

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

Mr. Gary J. Glaeser
Re: Item 210
May 20, 1976
Page 2

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. HOGANS, Jr.
Chairman, Zoning Plans
Advisory Committee

PTH:JD



WILLIAM D. FROMM
DIRECTOR

May 11, 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 #210, Zoning Advisory Committee Meeting, April 27, 1976, are as follows:

Property Owner: Gary J. Glaeser
Local lot: NW/C Holmes Avenue and Hilltop Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 24' in lieu of the required 40'
Acres: 116'3" x 122' 1/2" x 168' 10 1/2"
Dist. 1st

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



STEPHEN E. COLLINS
DIRECTOR

May 17, 1976

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

Re: Item 210 - ZAC - April 27, 1976
Property Owner: Gary J. Glaeser
Location: NW/C Holmes Ave. & Hilltop Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 24' in lieu of the required 40'
Acres: 116'3" x 122' 1/2" x 168' 10 1/2"
District: 1st

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 28, 1976

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

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

Re: Item 210
Property Owner: Gary J. Glaeser
Location: NW/C Holmes Ave. & Hilltop Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 24' in lieu of the required 40'.

District: 1st
No. Acres: 116'3" x 122' 1/2" x 168' 10 1/2"

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

CLARENCE M. HILL, President
J. ALBERT HOGAN, Jr., Vice President
JOHN J. KELLEY, Secretary

MARTIN M. BLOOMBERG, Treasurer
THOMAS W. B. LEE, At-Large
WILLIAM A. BLOOMBERG, At-Large

ROGER W. HARTMAN, At-Large
ALVIN L. LEE, At-Large
EDWARD M. LEE, At-Large



TOWSON, MD. 21204

May 5, 1976

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Variance - Glaeser
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
24th day of May 1976, that is to say, the same
was inserted in the issues of May 5, 1976.

STROMBERG PUBLICATIONS, INC.

BY E.P. Smith

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 6 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 one time~~
one time before the 24th
day of May 1976, the ~~first~~ publication
appearing on the 6th day of May
1976.

THE JEFFERSONIAN.

L. Lusk Smith
Manager.

Cost of Advertisement, \$.....

PETITION FOR A VARIANCE
in conformity
with the Petition for Variance for
a Front Yard
Setback
for the property of Gary J. Glaeser, 619 Hilltop Road, Catonsville, Maryland 21228, as shown on the plat plan filed with the zoning department, the zoning commission of Baltimore County, Maryland, on May 14, 1976, at 10:00 A.M., in the public hearing room, 111 W. Chesapeake Avenue, Towson, Maryland, by order of
S. ERIC DINONNA
Zoning Commissioner of Baltimore County
May 6, 1976.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting MAY 8, 1976
Posted for: PETITION FOR VARIANCE
Petitioner: GARY J. GLAESER
Location of property: NW/CR. of Holmes Ave. & Hilltop Rd.
Location of Signs: FRONT 619 Hilltop Rd.
Remarks: Thomas K. Roland
Posted by: Signature Date of return: MAY 14, 1976

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 21 day of
Apr. 1976. Filing Fee \$ 25. Received ☒ Check
☐ Cash
☐ Other

S. Eric DiNonna
S. Eric DiNonna,
Zoning Commissioner

Petitioner GLAESER Submitted by GLAESER
Petitioner's Attorney _____ Reviewed by NBC

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

Item 210

J. Gary J. Glaeser BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
619 Hilltop Road
Catonsville, Maryland 21228
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

this 13th day of April 1976. Your Petition has been received and accepted for filing

S. Eric DiNonna
S. Eric DiNonna,
Zoning Commissioner

Petitioner Gary John Glaeser

Petitioner's Attorney _____ Reviewed by Franklin T. Hogans, Jr.
Franklin T. Hogans, Jr.,
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33405

DATE May 24, 1976 ACCOUNT 01-662

AMOUNT \$36.00

RECEIVED FROM Gary J. Glaeser, 619 Hilltop Rd., Catonsville, Md. 21228

FOR Advertising and posting of property #16-240-A

18450 MAY 24 36.00 NSC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33367

DATE May 3, 1976 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Gary J. Glaeser, 619 Hilltop Rd., Catonsville, Md. 21228

FOR Petition for Variance #16-240-A

18450 MAY 3 25.00 NSC

VALIDATION OR SIGNATURE OF CASHIER

May 27, 1976

Gary J. Glaeser
619 Hilltop Road
Catonsville, Md. 21228

George J. Martinak
Deputy Zoning Comm.
111 W. Chesapeake Ave.
Towson, Md. 21204

Re: Petition for Variance
#76-240-A

Dear Sir,

In reference to our conversation of May 24, 1976 at 10 am. in hearing room 106; I am writing to you requesting permission to begin construction of said addition prior to the thirty day appeal period. By doing this I understand I take full responsibility for any cost involved during this period in the event of a protest.

Thank you for your cooperation, respectfully

Gary J. Glaeser
Gary J. Glaeser

cc/gjg

[Handwritten signature]
OK
6/2/76



