

77-3-A Case No. 258 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, RAYMOND W. GRIFFITH 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 C1. TO PERMIT A SIDEWALK SETBACK OF 16.82 FEET INSTEAD OF THE REQUIRED 21 FEET AND TO PERMIT A REAR YARD SETBACK OF 21 FEET INSTEAD OF THE REQUIRED 30 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 OF HEALTH REASONS, I MUST LIVE AS CLOSE AS POSSIBLE TO MY OFFICES. MY OFFICES ARE ON THIS SITE AND WILL BE CONNECTED TO MY RESIDENCE. I HAVE SUFFERED FROM HEAVY ATTACKS AND MUST LIMIT MY TRAVEL TO WORK. THE PROPOSED RESIDENCE WILL BE OF THE SAME GENERAL TYPE AND CHARACTER AS THOSE IN THE SURROUNDING NEIGHBORHOOD.

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

RAYMOND W. GRIFFITH
Legal Owner
4714 EDMONDSON AVENUE
BALTIMORE, MARYLAND 21229

Petitioner's Attorney

Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 25th day of July, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of July, 1976, at 10:30 o'clock.

Eric D. DiNenna
Zoning Commissioner of Baltimore County.

(over)

10:30A
7/6/76

B. D. LYNCH CO., INC.
CONSTRUCTION LAYOUT
4907 HARFORD ROAD
BALTIMORE, MARYLAND 21214
TEL: 834-4935

MAY 25, 1975

ZONING DESCRIPTION

6106 EDMONDSON AVENUE

DEED REFERENCE: LIBERTY 4504, PAGE 167

Beginning for the same on the North Side of Edmondson Avenue, at a distance of 382.0 feet west of the centerline of Small Court, thence running along the North Side of Edmondson Avenue:

- 1) North 89 degrees 50 minutes West 100.0 feet, thence leaving the North Side of Edmondson Avenue and running the following courses and distances:
- 2) North 2 degrees 36 minutes 16 seconds East-125.00 feet.
- 3) South 89 degrees 50 minutes East-100.00 feet.
- 4) South 2 degrees 36 minutes 16 seconds West-125.00 feet to the place of beginning.

Containing 0.287 Acres of land more or less.



RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Edmondson Ave. 152' W of Small Court, 1st District : CF BALTIMORE COUNTY
GRIFFITH, RAYMOND W., Petitioner : Case No. 77-3-A

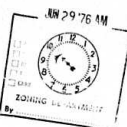
ORDER TO ENTER APPEARANCE

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 status which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

John W. Hession, III
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 this 26th day of June, 1976 to Mr. Raymond W. Griffith, 4714 Edmondson Avenue, Baltimore, Maryland 21229, Petitioner.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: June 23, 1976
FROM: William D. From, Director of Planning

SUBJECT: Petition 77-3-A, Petitioner for Variance for Side and Rear Yards
North side of Edmondson Avenue 152 feet West of Small Court.
Petitioner - Raymond W. Griffith

1st District

HEARING: Tuesday, July 6, 1976 (10:30 A.M.)

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

William D. From
William D. From
Director of Planning

WJG:JRW

Mr. Raymond W. Griffith
4714 Edmondson Avenue
Baltimore, Maryland 21229

September 15, 1976

RE: Petition for Variances
N/S of Edmondson Avenue, 152'
W of Small Court - 1st District
District
Raymond W. Griffith - Petitioner
NO. 77-3-A (Item No. 235)

Dear Mr. Griffith:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

SKD/sri

Attachments

cc: Louis J. Weiskam, Esquire
Loyola Federal Building
22 West Pennsylvania Avenue
Towson, Maryland 21204

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

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
1201-68-2066
STEPHENE COLLINS
DIRECTOR

July 13, 1976

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

Re: Item 238 - SAC - June 8, 1976
Property Owner: Raymond W. Griffith
Location: N/S Edmondson Avenue 142' W. Small Court
Existing Zoning: D.R. 16 & D.R. 10.5
Proposed Zoning: Variance to permit a side setback of 16.82' in lieu of the req. 25' and a rear setback of 21' in lieu of req. 30'
Acres: 0.287
District: 1st

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer - Associate

MSF:nc

baltimore county
department of public works
TOWSON, MARYLAND 21204

July 1, 1976

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

Re: Item 4238 (1975-1976)

Property Owner: Raymond W. Griffith
N/S Edmondson Ave., 142' W. Small Ct.
Existing Zoning: D.R. 16 & D.R. 10.5
Proposed Zoning: Variance to permit a side setback of 16.82' in lieu of the required 25' and a rear setback of 21' in lieu of the required 30'.
Acres: 0.287 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 comments supplied in connection with the Zoning Advisory Committee review of this site for Item #22 Cycle VII (April - October 1974) and Item #99 (1975-1976) are referred to for your consideration.

This office has no further comment in regard to the plat submitted for Zoning Advisory Committee review in connection with this Item #238 (1975-1976).

Very truly yours,

Edmund M. Diver, P.E.
Edmund M. Diver, P.E.
Chief, Bureau of Engineering

END:KAM:PNR:ms

N-NE Key Sheet
6 SW 21 Pos. Sheet
SW 2 F. Popo
101 Tax Map

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

ORDER RECEIVED FOR FILING
DATE 10/15/76
BY [Signature]

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. Variance to permit a side yard setback of 16.82 feet in lieu of the required 25 feet and a rear yard of 21 feet in lieu of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of September, 1976, that the herein Petition for the aforementioned Variance should be and the same are 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.

[Signature]
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.

[Signature]
Zoning Commissioner of Baltimore County

Franklin T. Hoggans, Jr.
Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 15th day of September, 1976.

[Signature]
W. Eric DiNenna, Zoning Commissioner

Petitioner: Raymond W. Griffith
Petitioner's Attorney: [Signature]
Reviewed by: Franklin T. Hoggans, Jr., Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

June 21, 1976

Franklin T. Hoggans, Jr.
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROAD COMMISSION
BUREAU OF FIRE PROTECTION
HEALTH DEPARTMENT
PROJECT PLANNING
BULLION DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
DEVELOPMENT

Mr. Raymond W. Griffith
4714 Edmondson Avenue
Baltimore, Maryland 21224

RE: Variance Petition
Item 238
Raymond W. Griffith - Petitioner

Dear Mr. Griffith:

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 north side of Edmondson Avenue, 142 feet west of Small Court, and is currently the site of a service station building presently being converted to office use. A Special Exception was granted for the use of offices on this property in Case No. 76-143-X.

The petitioner plans with this request to construct an addition to the existing building to be used as a residence. In order to do so in this D.R. 16 zone, he must request the Variances to required yard setbacks.

Field inspection revealed the rear of the building to be ungraded and that the oak tree was still there. The two parking spaces existing in the rear of the site could be relocated along the west side of the building thereby eliminating the necessity for paving in the rear yard.

Mr. Raymond W. Griffith
Re: Item 238
June 21, 1976
Page 2

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 of the filing certificate, will be forwarded to you in the near future.

Very truly yours,

[Signature]
FRANKLIN T. HOGGANS, JR.
Chairman, Zoning Plans
Advisory Committee

PTH:JD

Enclosure

cc: B. D. Lynch Co., Inc.
4507 Harford Road
Baltimore, Md. 21214



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 434-3211

FROM:

FOR

June 23, 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 #238, Zoning Advisory Committee Meeting, June 8, 1976, are as follows:

Property Owner: Raymond W. Griffith
Location: N/S Edmondson Avenue 142' W Small Court
Existing Zoning: D.R. 16 and D.R. 10.5
Proposed Zoning: Variance to permit a side setback of 16.82' in lieu of the required 25' and a rear setback of 21' in lieu of the required 30'.
Acres: 0.287
District: 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 ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

It is suggested by this office that all parking be provided in the front of the building and the rear portion be used as yard area.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Project and Development Planning



Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 825-7210

Paul H. Heinicke
CHIEF

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

Attention: Mr. Frank Hoggans, Chairman
Zoning Advisory Committee

Re: Property Owner: Raymond W. Griffith
Location: N/S Edmondson Ave, 142' W, Small Ct.
Item No. 238 Zoning Agenda June 8, 1976

Gentlemen:

In answer 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 [Location] 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 "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 by: [Signature] Noted and Approved: [Signature]
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 11, 1976

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

Z.A.C. Meeting of: June 8, 1976

Re: Item 238
Property Owner: Griffith
Location: N/S Edmondson Ave, 142' W, Small Ct.
Existing Zoning: D.R. 16 and D.R. 10.5
Proposed Zoning: Var.

District: 1
No. Acres: 0.287

Dear Mr. DiNenna:

No bearing on student population.

WNP/ml

Very truly yours,
[Signature]
W. Nick Petrevich,
Field Representative.

WILLIAM H. MEDLAND, PRESIDENT
THOMAS H. DEVLIN, VICE PRESIDENT
WILLIAM H. MEDLAND, PRESIDENT
THOMAS H. DEVLIN, VICE PRESIDENT
WILLIAM H. MEDLAND, PRESIDENT
THOMAS H. DEVLIN, VICE PRESIDENT



Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

October 11, 1976

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

Dear Mr. DiNenna:

Comments on Item #238, Zoning Advisory Committee Meeting, June 1, 1976, are as follows:

Property Owner: Raymond W. Griffith
Location: N/S Edmondson Avenue 142' W Small Ct.
Existing Zoning: D.R. 16 and D.R. 10.5
Proposed Zoning: Variance to permit a side setback of 16.82' in lieu of the required 25' and a rear setback of 21' in lieu of the required 30'.
Acres: 0.287
District: 1st

Metropolitan water and sewer are available; no health hazards are anticipated.

Very truly yours,

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

TEH:JEC

FINANCE - REVENUE DIVISION
WANTS CASH RECEIPT

