

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Jeannette S. Baran, widow, legal owner of the property situated 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 20-3 to permit a distance of 25 feet from the center line at John Street in lieu of required 50 feet. I do so to permit a front setback of 10 feet in lieu of 25 feet, a rear yard setback of 6 feet in lieu of required 30 feet.

77-4-11  
Wilson  
5-6-76  
11-25-76  
11-23-76  
11-23-76

**Zoning Description**

Beginning for the same on the NE/corner of Halthorpe Ave., 30' wide + John Ave. (30' wide paper hd.) Being Lots #10 + 11, Block B, on the plat of Halthorpe Terr. W. P. C. 7-72. 40.00' x 110.00' containing 4448.4 Sq. Ft. in the 13th Election Dist., Baltimore County, Md.

**See attached description**

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

Wilson Back Contract purchaser  
Address: 3612 Lilac Avenue, Towson, Maryland 21287  
Petitioner's Attorney  
Jeannette S. Baran  
Address: Fringer Road, Towsontown, Maryland 21287  
Petitioner's Attorney

On this 18th day of July, 1976, 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 108, County Office Building in Towson, Baltimore County, on the 26th day of July, 1976, at 10:45 o'clock A.M.

William D. From  
Director of Planning

77-4-11  
8-20

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: S. Eric DiNenna, Zoning Commissioner Date: June 28, 1976  
FROM: William D. From, Director of Planning  
SUBJECT: Petition 77-4-11 for a Variance for Front and Rear Yards. Northeast corner of Halthorpe and John Avenues. Petitioner - Jeannette S. Baran

13th District

HEARING: Tuesday, July 6, 1976 (10:45 A.M.)

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

William D. From  
Director of Planning

**BALTIMORE COUNTY**

**ZONING PLANS**

**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**

**EVALUATION COMMENTS**

July 9, 1976

Mrs. Jeannette S. Baran  
Fringer Road  
Towsontown, Maryland 21787

RE: Petition for Variance  
NE/corner of Halthorpe and John Avenues - 13th Election District  
Jeannette S. Baran - Petitioner  
NO. 77-4-11 (Item No. 220)

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

Very truly yours,  
S. ERIC DINENNA  
Zoning Commissioner

SED/vrl  
Attachments:  
cc: Mr. W. Wilson Back  
3612 Lilac Avenue  
Baltimore, Maryland 21227  
John W. Hession, III, Esquire  
People's Counsel

RE: PETITION FOR VARIANCE BEFORE THE ZONING COMMISSIONER  
NE/C of Halthorpe & John Avenues, 13th District OF BALTIMORE COUNTY

BARAN, JEANNETTE S., Petitioner Case No. 77-4-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 issuance of any preliminary or final Order in connection therewith.

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

I HEREBY CERTIFY that on this 25th day of June, 1976, a copy of the foregoing Order was mailed to Ms. Jeannette S. Baran, Fringer Road, Towsontown, Maryland 21787, Petitioner.

John W. Hession, III



Item 220

Mrs. Jeannette S. Baran  
Fringer Road  
Towsontown, Md. 21787

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

Your Petition has been received and accepted for filing this 18th day of July, 1976.

S. Eric DiNenna  
Zoning Commissioner

Petitioner Jeannette S. Baran  
Petitioner's Attorney Reviewed by Franklin J. Hoffmann, Jr. Chairman, Zoning Plans Advisory Committee

**BOARD OF ESTIMATES OF BALTIMORE COUNTY**

TOWSON, MARYLAND 21286

Date: May 14, 1976

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

2 A.M. Meeting of: May 11, 1976

Re: Item 220  
Property Owner: Jeannette S. Baran  
Location: NE/C Halthorpe Ave. & John St.  
Present Zoning: D.R. 5-S  
Proposed Zoning: Variance to permit 25' from center line of John St. in lieu of required 50' and to permit a front setback of 10' in lieu of required 25' and a rear yard setback of 6' in lieu of required 30'.

District: 13th  
No. Address: 110 x 40.44  
110 x 20.74

Bear Mr. DiNenna: No hearing on student population.

Very truly yours,  
Franklin J. Hoffmann, Jr.  
Chairman, Zoning Plans Advisory Committee

SDP/ML

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following findings 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, the Variance to permit a distance of 25 feet from the center line of John Street in lieu of the required 50 feet, a front yard setback of 10 feet in lieu of the required 25 feet, and a rear yard of six feet in lieu of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of June 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.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following findings 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 NOT BE GRANTED.

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

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 23, 1976

COUNTY OFFICE BLDG. 110 W. CHESAPEAKE AVE. TOWSON, MARYLAND 21286

Franklin T. Rogers, Jr. Chairman

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

M's. Jeanette S. Baran Fringer Road Taneytown, Maryland 21787

RE: Variance Petition Item 220 Jeanette S. Baran - Petitioner

Dear M's. Baran:

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 subject property is located on the northeast corner of Halethorpe and John Street, and is currently an unimproved wooded lot. John Street is not improved, and therefore quite hard to locate in the field.

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

M's. Jeanette S. Baran Re: Item 220 June 23, 1976 Page 2

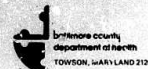
filing certificate, will be forwarded to you in the near future.

Very truly yours,

FRANKLIN T. ROGERS, JR. Chairman, Zoning Plans Advisory Committee

FTN:JD

Enclosure



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

June 3, 1976

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #220, Zoning Advisory Committee Meeting, May 11, 1976, are as follows:

Property Owner: Jeanette S. Baran Location: NE/C Halethorpe Ave. & John St. Existing Zoning: D.R. 5.5 Proposed Zoning: Variance to permit 25' from centerline of John St. in lieu of required 50' and to permit a front setback of 10' in lieu of required 25' and a rear yard setback of 6' in lieu of required 30'.

Acres: 110 x 40.44 110 x 40.44 District: 13th

Metropolitan water and sewer are available.

Very truly yours,

THOMAS H. DEVLIN, Director BUREAU OF ENVIRONMENTAL SERVICES

RJK:ppp

Baltimore County Department of Public Works TOWSON, MARYLAND 21284

June 17, 1976

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21284

Re: Item #220 (1975-1976) Property Owner: Jeanette S. Baran M/E cor. Halethorpe Ave. and John Street Existing Zoning: DR 5.5 Proposed Zoning: Variance to permit 25' from centerline of John Street in lieu of required 50' and to permit a front setback of 10' in lieu of required 25' and a rear yard setback of 6' in lieu of required 30'.

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:

This property comprises Lots 10 and 11, Block "B" of "Halethorpe Terrace", recorded M.P.C. 7, Folio 72, and is located approximately 1,200 feet southeast of Washington Boulevard (U.S. Alternate Rt. 1) and approximately 175 feet southeast of Intervening Adelaide Street.

Highways:

Halethorpe Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. John Street, a recorded "paper street", if improved in the future as a public road would be as a 30-foot closed section roadway on a 40-foot right-of-way (minimum). Highway improvements are not required at this time.

Sediment Control:

Development of this property through striping, 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 striping of top soil.

Item #220 (1975-1976)

Property Owner: Jeanette S. Baran Page 2, June 17, 1976

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage 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.

Water and Sanitary Sewer:

Public water supply and sanitary sewers exist in Halethorpe Avenue.

Very truly yours,

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

END: EAM:PMR:ESS

J. J. Trotter

C-104 Key Sheet

24 SW 13 Post. Sheet

SW 6 D 7990

100 Tax Map

Baltimore County Department of Traffic Engineering TOWSON, MARYLAND 21284

STEPHENE COLLINS DIRECTOR

May 26, 1976

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21284

Re: Item 220 - ZAC - Ms. 11, 1976 Property Owner: Jeanette S. Baran Location: NE/C Halethorpe Ave. & John St. Existing Zoning: D.R. 5.5

Proposed Zoning: Variance to permit 25' from centerline of John St. in lieu of required 50' and to permit a front setback of 10' in lieu of required 25' and a rear yard setback of 6' in lieu of required 30'.

Acres: 110 X 40.44 110 40.44 District: 13th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variances to the front & side yard setbacks.

Very truly yours,

Michael S. Flaminio Traffic Engineer Associate

MSF:mc

Baltimore County Department of Planning and Zoning TOWSON, MARYLAND 21284

WILLIAM D. FROMM DIRECTOR

May 20, 1976

Mr. S. Eric DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #220, Zoning Advisory Committee Meeting, May 11, 1976, are as follows:

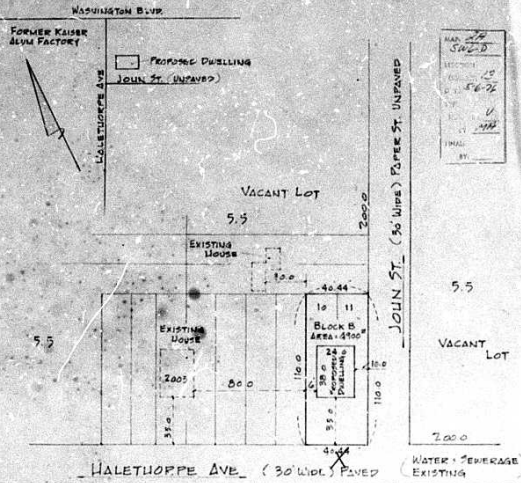
Property Owner: Jeanette S. Baran Location: NE/C Halethorpe Ave and John St. Existing Zoning: D.R. 5.5 Proposed Zoning: Variance to permit 25' from centerline of John St. in lieu of required 50' and to permit a front setback of 10' in lieu of required 25' and a rear yard setback of 6' in lieu of required 30'.

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.

All road widenings as required by the Bureau of Engineering must be developed on the site plan. The ownership of the adjacent property should be indicated on the site plan.

Very truly yours,

John L. Wimbley Planning Specialist II Project and Development Planning 494-3325



MAD 27  
 JUN 23  
 11:00 AM  
 1976  
 100  
 100

JOHN ST. (30 WIDE) PAVED ST. UNPAVED

5.5  
 VACANT LOT  
 200.0

HALETHORPE AVE (30' WIDE) PAVED WATER SEWERAGE EXISTING  
 FORMER KAISER ALUM FACTORY NOW U.S. AIR FORCE PROPERTY  
 ML-C5-1

BLOCK B LOTS 10-11 4900 SQ FT  
 HALETHORPE BALTO CO MD  
 SCALE 1" = 50'  
 ZONING DR 5.5  
 13<sup>TH</sup> ELECTION DISTRICT

**VARIANCE FOR A VARIANCE**  
 FOR THE  
 PURPOSE: Petition for a Variance for the proposed use of the property located at the intersection of Halethorpe Ave and John St. in Baltimore County, Maryland. The property is currently zoned DR 5.5 and is being used as a residential lot. The proposed use is for a single-family detached house. The variance is requested because the proposed use does not conform to the zoning regulations. The Board of Zoning Adjustment is requested to grant the variance on the basis of the facts and circumstances set forth herein.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. June 17, 1976  
 THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSON, a weekly newspaper printed and published in Towson, Baltimore County, Md., on ~~one~~ one day of July, 1976, the 6th day of July, 1976, the 6th publication appearing on the 37th day of June, 1976.

THE JEFFERSON  
*John S. Baran*  
 Manager

Cost of Advertisement, \$ \_\_\_\_\_



OFFICE OF  
 TOWSON, MD. 21204 June 17, 1976

THIS IS TO CERTIFY that the annexed advertisement of Petition for a Variance for Baran was inserted in the following:

- Catonsville Times
- Dundalk Times
- Essex Times
- Suburban Times East
- Arbutus Times
- Community Times
- Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 6th day of July, 1976, that is to say, the same was inserted in the issues of June 17, 1976.

STROMBERG PUBLICATIONS, INC.  
 BY *John S. Baran*

1-SIGN 77-4-A

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 13th Date of Posting: June 19, 1976  
 Posted for: PETITION FOR VARIANCE  
 Petitioner: JOHN W. S. BARAN  
COR. OF HALETHORPE & JOHN AVES.  
 Location of sign: NE COR. OF HALETHORPE AVE & JOHN ST.  
 Remarks: Fluorescent Material Date of return: June 24, 1976  
 Posted by: \_\_\_\_\_ Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received • this 5 day of May, 1976. Filing Fee of \$ 25. Received  Check  Cash  Other

*Eric Brennan*  
 S. Eric Brennan,  
 Zoning Commissioner

Petitioner Joan S. Baran Submitted by John S. Baran  
 Petitioner's Attorney \_\_\_\_\_ Reviewed by LJS

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

BALTIMORE COUNTY MARYLAND No. 33488  
 OFFICE OF FINANCE REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE: July 6, 1976 ACCOUNT: 01-662  
 AMOUNT: \$1.00  
 RECEIVED FROM: M. Wilson Beck, 2843 Louisiana Ave., Balto., Md.  
 FOR: Advertising and posting of property for Joacette S. Baran 77-4-A  
 2806 MAR 6 4 10 PM '76  
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 33373  
 OFFICE OF FINANCE REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE: May 5, 1976 ACCOUNT: 01-662  
 AMOUNT: \$25.00  
 RECEIVED FROM: Cash (M. Wilson Beck, 3012 Lileo Ave., Balto., Md. 21227)  
 FOR: Petition for Variance for Joacette S. Baran  
 3704 MAR 6 2 50 PM '76  
 VALIDATION OR SIGNATURE OF CASHIER