

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 Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety and general welfare of the community, Variances to permit a side setback of 5 feet from the proposed widening line of Sumter Avenue instead of the required 25 feet; a side setback on interior side of 5 feet instead of the required 10 feet; a front setback of 15 feet from the proposed widening of Chesaco Avenue instead of the required 25 feet; and a side setback from the center of Sumter Avenue of 30 feet instead of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of July 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.

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 Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety and general welfare of the community, Variances to permit a side setback of 5 feet from the proposed widening line of Sumter Avenue instead of the required 25 feet; a side setback on interior side of 5 feet instead of the required 10 feet; a front setback of 15 feet from the proposed widening of Chesaco Avenue instead of the required 25 feet; and a side setback from the center of Sumter Avenue of 30 feet instead of the required 50 feet should be granted.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of July 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mrs. Suzanna Foehrkolb
612 Benetia Way
Bel Air, Maryland 21014

Item 224

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 10th day of May 1976.

S. ERIC DINENNO,
Zoning Commissioner

Petitioner Suzanna Foehrkolb

Petitioner's Attorney

Reviewed by Franklin T. Rogans, Jr.,
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 30, 1976

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

Chairman

Mrs. Suzanna Foehrkolb
612 Benetia Way
Bel Air, Maryland 21014

RE: Variance Petition
Item 224
Suzanna Foehrkolb - Petitioner

Dear Mrs. Foehrkolb:

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 southeast corner of Chesaco and Sumter Avenues, and is currently an unimproved lot. The petitioner is requesting Variances to permit the construction of a single family residence on this lot.

It should be noted that although the request herein makes reference to and provides for proposed road widenings as appropriate, as per the comments of the Bureau of Engineering, no highway improvements or other changes in the existing right-of-way are required at this time. Adjacent properties are improved with single family detached dwellings.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the

Mrs. Suzanna Foehrkolb
Re: Item 224
June 30, 1976
Page: 2

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. Rogans, Jr.
Chairman, Zoning Plans
Advisory Committee

FRH:JD

Enclosure

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

June 17, 1976

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

Re: Item #224 (1975-1976)

Property Owner: Suzanna Foehrkolb
S/E cor. Chesaco Ave. and Sumter Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 25' and setback of 30' from the center of Sumter Avenue in lieu of the required 50' and to permit a side setback of 5' in lieu of the required 10' and a front setback of 15' in lieu of the required 25'.
Acres: 50 x 150 District: 15th
50 150

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:

Chesaco Avenue and Sumter Avenue, existing public roads, are proposed to be improved in the future as 50-foot and 30-foot closed section roadways on 70-foot and 30-foot rights-of-way, respectively. Highway improvements are not required at this time. Highway rights-of-way widenings, including a fillet area, for sight distance at the intersection and any necessary reversible elements 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.

Sediment Control:

Development of this property through strippling, 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 strippling 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.

Item #224 (1975-1976)
Property Owner: Suzanna Foehrkolb
Page 2
June 17, 1976

Water and Sanitary Sewer:

Public water supply and sanitary sewerage exist adjacent to this property.

Very truly yours,

William N. Diver, P.E.
Chief, Bureau of Engineering

END:BAH,FW:RS

cc: J. Tranner

J. Sowers

1-SW Key Sheet

6 NE 21 Pos. Sheet

ME 2 P Topo

96 Tax Map

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(801) 484-3060

STEPHENE COLLINS
DIRECTOR

May 26, 1976

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

Re: Item 224 - ZAC - May 11, 1976

Property Owner: Suzanna Foehrkolb
Location: SE/C Chesaco Ave. & Sumter Ave.

Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the req. 25' and setback of 30' from the center of Sumter Ave., in lieu of the req. 50' and to permit a side setback of 5' in lieu of req. 10' and a front setback of 15' in lieu of req. 25'

Acres: 50 x 150
50 150
District: 15th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variance to the side yards and the centerline of the street.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Assoc***

MSF:bc

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3211

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 21204

Dear Mr. DiNenna:

Comments on Item #224, Zoning Advisory Committee Meeting, May 11, 1976, are as follows:

Property Owner: Suzanna Foehrkolb
Location: SE/C Chesaco Ave. and Sumter Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 25' and setback of 30' from the center of Sumter Avenue in lieu of the required 50' and to permit a side setback of 5' in lieu of the required 10' and a front setback of 15' in lieu of the required 25'.
Acres: 50 x 150
50 150
District: 15th

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. Wimbly II
Project and Development Planning

June 3, 1976

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

Dear Mr. DiNenna:
Comments on Item #22, Comr. Advisory Committee Meeting,
May 11, 1976, are as follows:

Property Owner: Susanna Foehrkolt
Location: 2870 Chesaco Ave. & Buxter Ave.
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a side setback of 5'
in lieu of the required 25' and setback
of 30' from the center of Buxter Ave.
in lieu of the required 50' and to permit
a side setback of 5' in lieu of the required
10' and a front setback of 15' in lieu of
the required 25'.

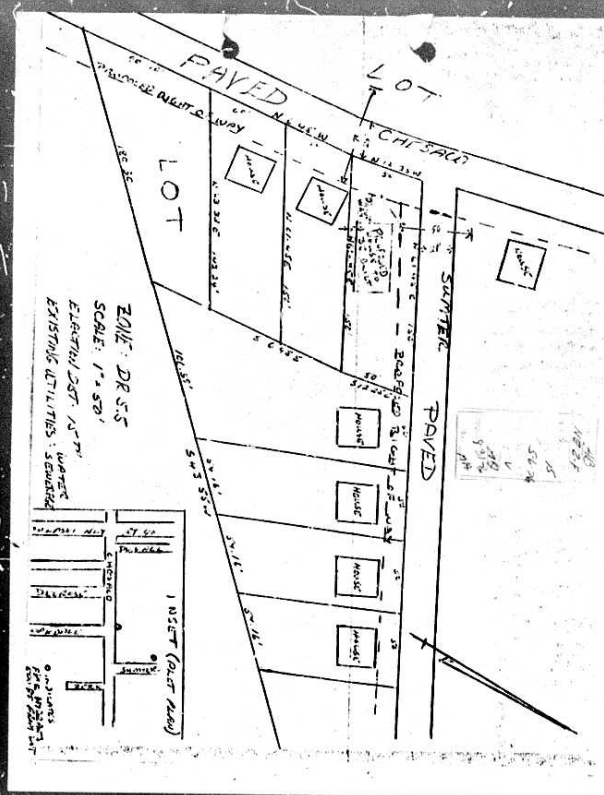
Acres: $\frac{50}{60} \times \frac{150}{150}$
District: 15th

Metropolitan water and sewer available.

Very truly yours,

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

RJW/TH:phj



NOTICE OF PUBLIC HEARING
The Board of Commissioners of Baltimore County, Maryland, will hold a public hearing on the proposed zoning ordinance for the purpose of amending the zoning ordinance to permit a side setback of 5' in lieu of the required 25' and setback of 30' from the center of Buxter Ave. in lieu of the required 50' and to permit a side setback of 5' in lieu of the required 10' and a front setback of 15' in lieu of the required 25'.
The public hearing will be held on the 12th day of July, 1976, at 7:00 P.M. in the Public Hearing Room 101, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.
By Order of the Board of Commissioners of Baltimore County
June 23, 1976

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Variance-- Foehrkolt
was inserted in the following

- | | |
|--|--|
| <input type="checkbox"/> Catonsville Times | <input type="checkbox"/> Towson Times |
| <input type="checkbox"/> Dundalk Times | <input type="checkbox"/> Arbutus Times |
| <input type="checkbox"/> Essex Times | <input type="checkbox"/> Community Times |
| <input type="checkbox"/> Suburban Times East | <input type="checkbox"/> Su'urban Times West |

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
12th day of July 1976, that is to say, the same
was inserted in the issues of June 23, 1976.

STROMBERG PUBLICATIONS, INC.
BY *John M. Stromeberg*

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 24, 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. once in each
of one line successive weeks before the 12th
day of July, 1976, the first publication
appearing on the 24th day of June
1976.

THE JEFFERSONIAN
John L. ...
Manager

Cost of Advertisement \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#77-13-19

District: 15th Date of Posting: 6-24-76
Posted for: *Heavy Machinery, July 13-76, 8:00 A.M.*
Petitioner: *Susanna Foehrkolt*
Location of property: *d.b. loc. of Chesaco & Buxter ave.*
Location of Signs: *Large sign on S.E. Cor. of Chesaco & Buxter Ave.*
Remarks: *Printed in News*
Posted by: *John H. ...* Date of return: 7-1-76

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received on this 3 day of
July 1976. Filing Fee \$ 25.00 Received Cash Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner *Susanna Foehrkolt* Submitted by *Earl C. ...*
Petitioner's Attorney Reviewed by *...*

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

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

No. 38902

DATE: July 19, 1976 ACCOUNT: 01-662

AMOUNT: \$12.50

RECEIVED FROM: Mrs. Susanna Foehrkolt, 612 Benetia Way
Baltimore, Md. 21011
FOR: Advertising and posting of property
#77-13-1

AMOUNT: 425.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 33452

DATE: June 18, 1976 ACCOUNT: 01-662

AMOUNT: 25.00

RECEIVED FROM: *Earl C. ...*
Baltimore, Md. 21237
FOR: Petition for Variance for Susanna Foehrkolt
#77-13-1

AMOUNT: 250.00

VALIDATION OR SIGNATURE OF CASHIER