

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 minimum front yard setback of 13 feet instead of the required 25 feet; a rear yard setback of 16 feet instead of the required 30 feet; and distances of 13 feet and 23 feet from street center lines instead of the required 50 feet should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 15th day of July, 1976, that the herein Petition for the aforementioned Variances 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

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

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 N. CHARLES ST.
TOWSON, MARYLAND 21204

June 30, 1976

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

Mr. Robert E. Greenfield
31 Elm Drive
Baltimore, Maryland 21220

RE: Variance Petition
Item 252
Robert E. Greenfield - Petitioner

Dear Mr. Greenfield:

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 Elm Drive and 4th Road, and is currently improved with a single family residence. The petitioner is requesting a Variance to permit a front yard setback on this corner lot of 13 feet in lieu of the required 25 feet. 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 hearing date and time, which will be held not less than 30, nor more than 90 days after the date on

Mr. Robert E. Greenfield
31 Elm Drive
Re: Item 252
June 30, 1976
Page 2

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

Very truly yours,

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

ETH:JD



Paul H. Heinicke
Chief

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

Attention: Mr. Frank Hogans, Chairman
Zoning Advisory Committee

Re: Property Owner: Robert E. Greenfield

Location: 31 Elm Dr. & 4th Rd.

Item No. 252

Zoning Agenda June 15, 1976

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 _____ EXCEEDED 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: *[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 16, 1976

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

Z.A.C. Meeting of: June 15, 1976

Re: Item 209
Property Owner: *[Signature]*
Location: 100 Elm Drive, Towson, Md.
Present Zoning: *[Signature]*
Proposed Zoning: *[Signature]*

District: 15
No. Acres: *[Signature]*

Dear Mr. DiNenna:

No hearing on student population

Very truly yours,

[Signature]
W. Nick Petroski
Field Representative

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 21, 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 June 21, 1976, at 10:00 A.M., successive weeks before the 22nd day of July, 1976, the 22nd publication appearing on the 22nd day of July, 1976.

THE JEFFERSONIAN
[Signature]
Newspaper

Cost of Advertisement, \$ _____

[Small text block, likely a notice or advertisement]

[Small text block, likely a notice or advertisement]



TOWSON, MD. 21204

June 23, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance - Greenfield 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 22 successive weeks before the 22nd day of July, 1976, that is to say, the same was inserted in the issues of June 23, 1976.

STROMBERG PUBLICATIONS, INC.

BY *[Signature]*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 154 Date of Posting: 6-23-76
Posted on: Tuesday, May 12, 1976, at 10:00 A.M.
Petitioner: Robert E. Greenfield
Location of property: 31 Elm Dr. & 4th Rd.
Location of Sign: 31 Elm Dr. & 4th Rd.

Remarks: *[Signature]* Date of return: 7-1-76
Posted by: *[Signature]*



baltimore county
department of health
TOWSON, MARYLAND 21204

Case #252 77-15
D.D. 7/12/76

DONALD 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 #252, Zoning Advisory Committee Meeting, June 15,
1976, are as follows:

Property Owner:	Robert E. Greenfield
Location:	SE/C Elm Dr. & 4th Road
Existing Zoning:	D.R. 5.5
Proposed Zoning:	Variance to permit a minimum front yard setback of 13' in lieu of the required 25' and a rear setback of 16' in lieu of the required 30'.
Acres:	60/85.5 x 88/110
District:	15th

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

Very truly yours,

Thomas H. Dwylin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD:HER/B:56

R. Robert E. Greenfield
31 Elm Drive
Baltimore, Maryland 21230

Item 332

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 6th day of June 1976.


S. Eric DiNenna,
Zoning Commissioner

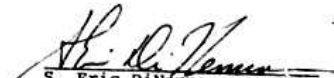
Petitioner Robert E. Greenfield

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 28 day of
Apr 1976. Filing Fee \$ 21 Received ☒ Check
☐ Cash
☐ Other


S. Eric DiNenna,
Zoning Commissioner

Petitioner GREENFIELD Submitted by W. Acton
Petitioner's Attorney _____ Reviewed by NBL

* 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. 38905

DATE July 19, 1976 ACCOUNT 01-662

AMOUNT \$12.50

RECEIVED FROM Robert E. Greenfield 31 Elm Drive, Balto., Md. 21220
FOR Advertising and posting of property #77-15-A

895 9221 19

4 2.5 C HSE

VALIDATION OR SIGNATURE OF CASHIER

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

No. 33453

DATE June 18, 1976 ACCOUNT 01-602

AMOUNT \$25.00

RECEIVED FROM Neal P. Acton, 6701 Mt. Vista Rd., Lingeville 21087
FOR Petition for Variance for Robert Greenfield #77-15-A

895 9221 21

25.00 HSE

VALIDATION OR SIGNATURE OF CASHIER



