## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

1. CLARK. Bobert Pr. Greenfeild. Legal owner. of the property situate in isaltimore County and which is described in the description and plat attached hereto and made a part hereof. hereby petition for a Variance from Section 1B C2.3 C.1 To permit a

minimum front vari setback of 13'-0" inlies of 25 ft., and a

rear yard netback of 16'-0" in lieu of 30 ft. georiem 1801.2.6.; to permit

distances of 31 Sect and 23 feet from street contaction instead of the required 50 feet, of the Zening Regulations of Baltimore County, to the Zening Lw of Baltimore County, for the following reason; indicate bardship or practical difficulty

1. The house was built in the forty's prior to the zoning code, and the house precently exceeds the setbacks which leaves no space for expansion.

2. Due to the angle at which the house was placed on the lot, it is impossible to enlarge it without exceeding the present setbacks.

See attached description

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

If or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this and further agree to and are to be bound by the noning regulations and restrictions of County adopted pursuant to the Zoning Law For Baltimore County Baltimore County

Contract purchaser

3RGE

The Address AM

out Baltimore (

Petitioner's Attorney

Protestant's Attorney

appert h. Free hels

Baltimore Mi. 21220

Address 2 Elm B

ORDERED The Zoning Commissioner of Baltimore County, this......25th... of May

... 197 6. at \_1013@clock

Zoning Commissioner of Baltimore County.

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric Albenna, Zoning Commissioner Date. July J., 1976.

PROM William D. Fromm, Director of Planning

SUBJECT .. Patition #77-15-A. .. Patition for a Variance for Front Yard and Rear Yard Southeast corner of Elm Drive and Fourth Road Petitioner - Robert E. Greenfield

15th District

HEARING: Monday, July 12, 1976 '10:30 A.M.)

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

William D. Freen Birector of Planning

RE: PETITION FOR VARIANCE

#25

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

: Case No. 77-15-A GREENFIELD, ROBERT, Petitioner

......

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I nereby 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.

Charles E. Kountz, Jr. Deputy People's Counsel

office of pla

Mr. S. Eric DiNenna, Zoning Commissioner

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

Dear Mr. DiNenna

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

I HEREBY CERTIFY that on this 8th day of July, 1976, a copy of the foregoing

Order we: mailed to Mr. Robert E. Greenfield, 31 Elm Drive, Baltimore, Maryland 21220. Petitioner.

> n. Deadar John W. Hessian, III



June 30, 1976

Very truly yours. Jahn Lew bleg

John L. Wimbley Planner III Project and Development Planning

Commerts on Item #252, Zoning Advisory Committee Meeting, June 15, 1976, are as follows:

Property Owner: Robert E. Greenfield Location: 5£/C Elm Drive and 4th Road Estiting Zoning: 0.8.5.5 Proposed Zoning: Variance to permit a minimum front yerd setback of 13' in lieu of the required 20' and a rear setback of 16' in lieu of the required 30' Acres: 60 x 88 0: 85.5 TTO

This affice has reviewed the subject petition and affers 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 are problems with regard to development plans that may have

This plan has been reviewed and there are no site-planning fectors requiring comment.

ZONING LL VALUETY

STEPHEN E. COLLEIS

July 13, 1976

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

No. Time 35 - SDC - Done 14, 197: Property Owner: Nebert 1. Concertical Location: SEC Elm Dr. a 4th RA. Initiating Sonings Dr. 5:5 to permit a minimum front year methods of 13' in Proposed Bonings 118 of the rev. 25' and a rear methods of 16' in lieu of the rev. 25' and a rear methods of 16' in lieu

July 15. 1976

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

RE: Petition for Variance

Petition for Variance SE/corner of Elm Drive and Fourth Road - 15th Election District Robert Grecafield - Petitioner NO. 77-15-A (item No. 252)

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

Dear Mr. Greenfield:

cci John W. Hessing, III, Esquire People's Counsel

GJM/me

Acres: 60 X 88 85.5 110 District: 15th

Des: Mr DiMonna

No traffic problems are anticipated by the requested variance front and rear yard setbacks.

Very truly yours Michael'S. Flanigan Traffic Engineer Associate

Appellation of the Control of the Co

ADVISORY COMMITTEE

EVALUATION COMMENTS

PETITION AND SITE PLAN

603

VEB

Zoning Commissioner of Baltimore Co., sty

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 30, 1976

Chairman KEKBERS

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

BUREAU OF DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISS BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMEN BOARD OF EDUCATION ZOPING ADMINISTRATE 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 soning action requested, but to assure that all parties are made aware of replans that may have a bearing on this case. The Director of Planning may file a written report with the Soning Commissioner with recommendations as to the appropriateness of the requested soning.

The subject property is located on the southeast corner of Ein Drive and 4th Road, and is currently improved with a single family residence. The pettitioner is requesting a Variance to permit a front yard netback on this corner lot of 13 feet in lieu of the required 25 feet. Adjacent preperties are improved with single family detached dwellings.

This petition is accepted for diling on the date of the enclosed filling certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date or 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

FTH:JD



Property Owner: Robert E. Greenfield

L'ention: SE/C Elm Dr. & 4th Rd.

Item No. 252

Zening Agenda June 15, 1976

Pursuant to your request, the referenced property has been surveyed by this Durses and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 2. A second means of vehicle access is required for the site
- ( ) 5. The vehicle dead-end condition shown at\_\_\_\_ EXCERCS 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 companny or beginning of operations.
- (xx) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard So. 101 "Life Safvty Code", 1970 Builtion prior to comparary.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

THAN HOrady Roted and Jowel Moff
Plaining Group
Special Ingestion Division
Pres Prevention Europe

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND 21204

Date: June 14, 1976 -

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

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

Re: Item 252 Property Owner: Translate Location: %10 in Trive Atmind. Present Zoning: Tar.

District: 15 No. Acres:

Dear Mr. DiNenna:

WNP/m1

No hearing on student population

Very truly yours to led titual W. Nick Petrovich

Field Representativo

CERTIFICATE OF PUBLICATION

TOWSON UD June 2h 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., wacooin ceach day of July 19.76, the seek publication appearing on the 24th day of June

THE JEFFERSONIAN,

Cost of Advertisement \$



TOWSON, MD. 21204

June 23, 19 76

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

- ☐ Catonsville Times
- C Dundalk Times ☐ Suburban Times East
- ☐ Arbutus Times
  ☐ Community Times ☐ Suburbar. Times West
- weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 12th day of July 19.76, that is to say, the same

was inserted in the issues of June 23. 1975.

STROMBERG PUBLICATIONS, INC. By att mink

CERTIFICATE OF POSTING

77-15-17

iral	
trict 15 at	Date of Feeting G 24 70
ded for Heating Mends	Date of Fashing 55 3.4 4.6.
ation of property: SE/CLE 7	Elm La + Fouth Id

Location of Signs Isin Porte Q 31 Elm. Or

Remarks:
Posted by Mark Huss



Case 2/12/20 17-15

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

October 11, 1976

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

Dear Mr. DiNennat

Comments on Item #252, Zoning Advisory Committee Meeting, June 15, 1976, are as follows:

Property Owner:

Robert E. Greenfield

Locations Existing Zoning: SE/C Elm Dr. & hth Road

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 settack of 16' in lieu of the required 30'.

60/85.5 x 88/110

Acres: District:

15th

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

Very truly yours,

Thomas H. Davlin, Director

BUREAU OF ENTRONGENTAL SERVICES

Tom M. Nener

THD:HER/B: S &

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 day of 1976.

S. Eric DiNenna, Zoning Commissioner

Petitioner Rebert B. Greenfield

Petitioner's Attorney Reviewed by

Franklin T. Hodans.Jr.

Chairman, Zoning Plans Advisory Committee BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

NPR 1976. Filing Fee \$ 2 | Received this day of

Cash

Other

S. Eric DiNenna, Zoning Commissioner

Petitioner's Attorney

Petitioner's Attorney

Petitioner's Attorney

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

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

DATE July 19, 1976 ACCOUNT 01-662

AMOUNT \$12.50

AMOUNT \$12.50

ACCOUNT BELLOW, Balto., Md.
FOR. 21220

FOR. Advertising and posting of property

#77-15-4

4 2.5 C MSC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY. MARYLAND
OFFICE OF INCE REVENUE DIVISION
MISCE: LANEOUS CASH RECEIPT

DAYE

June 18, 1976 ACCOUNT 01-602

AMOUNT \$25.00

\*\*RECEIVED Hoel P. Acton, 6701 Mt. Vists Rd., Tingsville FOR Position for Variance for Robert Greanfield

\$77-15-A

25.00 PSE

VALIDATION OR SIGNATURE OF CASHIER



