

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Margaret M. Grace
1. I, Ronnie C. Grace, 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 400.1 to permit an accessory building (garage) to be located outside the required 1/3 of the rear yard, southeast removed from the side street, and 400.2 to permit a distance of 12 feet from the centerline of an alley in line of the required 15 feet. of the Zoning Regulations of Baltimore County, in the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or special difficulty)

For practical reasons we would want the garage to be in line with the existing structure (house). In meeting the present zoning requirements, the garage would not be in line with the house. We would like the garage to have a 25 foot set back instead of a 34 foot set back.

See attached description

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

I do hereby 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 of Baltimore County.

Contract purchaser
Address
Petitioner's Attorney
Address
Protestant's Attorney
Address

ON 25 ORDERED By The Zoning Commissioner of Baltimore County, this 25th day

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 the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of July, 1976, at 11:00 o'clock.

(over)

July 1, 1976

Mr. & Mrs. Ronnie C. Grace
168 Stafford Street
Baltimore, Maryland 21227

RE: Petition for Variance
SE corner of Mine Bank Lane and
Stafford Street - 13th Election District
Ronnie C. Grace, et ux - Petitioners
NO. 77-17-A (Item No. 253)

Dear Mr. & Mrs. Grace:

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

Very truly yours,

GEORGE S. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

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

Legal Description

Beginning at a point on the southeast corner of Mine Bank Lane and Stafford Street and known as lots 125, 126, 127, 128, and 129 of Joshua and recorded among Baltimore County Land Records in Liber 1, Folio 144, also known as 168 Stafford Street.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE corner of Mine Bank Lane and
Stafford Street, 13th District : OF BALTIMORE COUNTY
GRACE, RONNIE C., et ux, Petitioners : Case No. 77-17-A

Mr. Commissioner: ORDER TO ENTER APPEARANCE

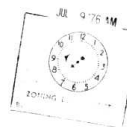
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

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

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

I HEREBY CERTIFY that a copy of the foregoing Order was mailed this 8th day of July, 1976 to Mr. & Mrs. Ronnie C. Grace, 168 Stafford Street, Baltimore, Maryland 21227, Petitioners.

John W. Hession, III



Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

July 23, 1976

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

Re: Item #253 (1975-1976)
Property Owner: Ronnie C. & Margaret M. Grace
S/E cor. Mine Bank Lane and Stafford Street
Existing zoning: DR 5.5
Proposed zoning: Variance to permit a garage to be located outside of the rear third of the lot farthest removed from the side street and to permit a distance of 12' from the centerline of an alley in line of the required 15'.
Acre: 11.8 x 76.8 District: 13th
100 x 68.3

Dear Mr. DiBenna:

The following documents 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 127 through 129 of the recorded subdivision "Joshua", Section 5 (J.A.S. No. 1, Part 1, Folio 144).

Highways

Stafford Street and Mine Bank Lane, existing public roads are proposed to be improved in the future as 40-foot closed section roadways on 50-foot and 40-foot (minimum) rights-of-way, respectively. Highway improvements are not required at this time. Highway rights-of-way widening, including a fillet area for right distance and any necessary reversible easements 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.

It is the responsibility of the petitioner to ascertain and clarify his rights in regard to the indicated unimproved 14-foot alley.

Soil and 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.

Item #253 (1975-1976)
Property Owner: Ronnie C. & Margaret M. Grace
Page 2
July 23, 1976

Storm Drainage

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.

Water and Sanitary Sewer

Public water supply and sanitary sewerage are serving this property. Additional fire hydrant protection may be required in the vicinity.

Very truly yours,

ELIZABETH R. DIVEN, P.E.
Chief, Bureau of Engineering

END (AM, PM)

cc: J. Tremmer
J. Sowers
W. Mitchell

G-SE Key Sheet
18 & 19 SW 9' (on Sheet)
SW 5' C Topo
1/4" Top Map

Zoning Commissioner
Baltimore County
Baltimore, Maryland

Dear Zoning Commissioner:

I, the undersigned and owner of property

located at 168 Stafford Street, Baltimore, Maryland 21227,

do hereby accept the responsibility in the event of an appeal

in reference to case number 77-17-A.

168 Stafford Street
Baltimore, Maryland 21227
June 24, 1976

Ronnie Charles Grace
Ronnie Charles Grace

Margaret M. Grace

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
301-48-2860
STEPHENE COLLINS
DIRECTOR

July 1, 1976

Mr. Eric J. DiBenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 253 - ZAC - June 15, 1976
Property Owner: Ronnie C. & Margaret M. Grace
Location: SE/C Mine Bank Lane & Stafford St.
Existing Zoning: D.9, S.5
Proposed Zoning: Variance to permit a garage to be located outside of the rear third of the lot farthest removed from the side street and to permit a distance of 12' from the centerline of an alley in line of the req. 15'

Acre: 11.8 x 76.8
100 x 68.3
District: 13th

Dear Mr. DiBenna:

No traffic problem are anticipated. The requested variance to permit a garage to be located in the outside rear third of the lot farthest removed from the street.

Very truly yours,

Michael S. Plantice
Traffic Engineer Associate

NEFINE

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 Petitioners

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 an accessory structure (garage) to be located outside the required 1/3 of the rear yard, southeast removed from the side street and a distance of 12 feet from the center line of an alley instead of the required 15 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th 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.

Deputy 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 11th 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

June 30, 1976

COUNTY OFFICE BLDG.
101 N. Calverton Ave.
Towson, Maryland 21204

Franklin T. Hogue, Jr.
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROAD COMMISSION

MEMBER OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

Mr. Ronnie Charles Grace
168 Stafford Street
Baltimore, Maryland 21227

RE: Variance Petition
Item 253
Ronnie C. & Margaret M. Grace -
Petitioners

Dear Mr. Grace:

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 Mine Bank Lane and Stafford Street, and is currently improved with a single family detached dwelling. The petitioner is requesting a Variance on this corner lot to permit the construction of a garage outside of the rear third of the lot furthest removed from both streets. Adjacent properties are improved with single family 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 the



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

WILLIAM D. FROMM
DIRECTOR

June 30, 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 #253, Zoning Advisory Committee Meeting, June 15, 1976, are as follows:

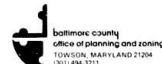
Property Owner: Ronnie C. and Margaret M. Grace
Location: SE/C Mine Bank Lane and Stafford Street
Existing Zoning: D.R.5.5
Proposed Zoning: Variance to permit a garage to be located outside of the rear third of the lot furthest removed from the side street and to permit a distance of 12' from the centerline of an alley in lieu of the required 15'
Acres: 114 x 76.8
100' x 28.3
District: 13th

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. Wimbley
Planner III
Project and Development Planning



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

June 30, 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 #253, Zoning Advisory Committee Meeting, June 15, 1976, are as follows:

Property Owner: Ronnie C. and Margaret M. Grace
Location: SE/C Mine Bank Lane and Stafford Street
Existing Zoning: D.R.5.5
Proposed Zoning: Variance to permit a garage to be located outside of the rear third of the lot furthest removed from the side street and to permit a distance of 12' from the centerline of an alley in lieu of the required 15'
Acres: 114 x 76.8
100' x 28.3
District: 13th

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. Wimbley
Planner III
Project and Development Planning

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

Re: Item #53

Property Owner: Grace
Location: 168 Mine Bank Lane and Stafford St.
Present Zoning: "DR"
Proposed Zoning: Var.

District: 13
No. Acres: 114 x 76.8
100' x 28.3

Dear Mr. DiNenna:

No bearing on current population

WDF/dl

Very truly yours,
William D. Fromm
Field Representative

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Eric DiNenna, Zoning Commissioner Date: July 1, 1976

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #27-1746, Petition for Variance for an Accessory Structure (Garage) and Setback from the centerline of an alley Southeast corner of Mine Bank Lane and Stafford Street; Petitioner - Ronnie C. Grace and Margaret M. Grace

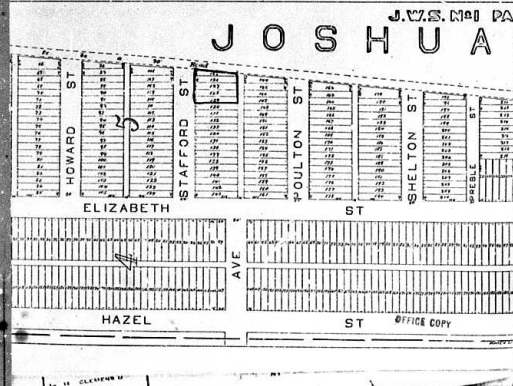
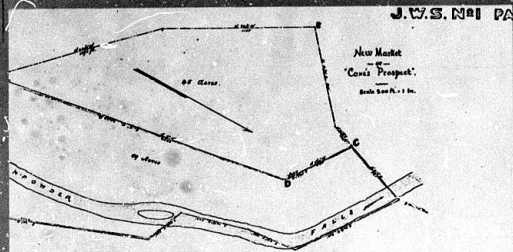
13th District

HEARING: Monday, July 12, 1976 (11:00 A.M.)

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

William D. Fromm
Director of Planning

WDF:dl



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 134 Date of Posting: June 25, 1976

Posted for: Petition for Variance

Petitioner: Ronnie C. Grace

Location of property: SE/Cor. of Mine Bank Lane and Stafford St.

Location of Sign: SE/Cor. of Mine Bank Lane and Stafford St.

Remarks: Thomas E. Dinkens

Posted by: Thomas E. Dinkens Date of return: July 2, 1976

OFFICE OF THE TIMES NEWSPAPERS

TOWSON MD. 21204 June 23, 1976

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

☐ Catonsville Times ☐ Towson Times
☐ Dandak Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times
☐ Suburban Times East ☐ Suburban 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: [Signature]

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map	Original	Duplicate	Tracing	200 Sheet
	date by	date by	date by	date by	date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <u>FR</u>		Revised Plans:			
Previous case:		Change in outline or description	Yes		
		Map #	No		

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 24 day of JUNE 1976 Filing Fee \$ 25 Received Check Cash other

[Signature]
S. Eric Dinkens
Zoning Commissioner

Petitioner GRACE Submitted by GRACE

Petitioner's Attorney [Signature] Reviewed by FR

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

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 a week for one successive weeks before the 12th day of July, 1976, the first publication appearing on the 21st day of June 1976.

THE JEFFERSONIAN
Manager

Cost of Advertisement \$ [Blank]

Item 253

Mr. Ronnie Charles Grace
168 Stafford St.
Baltimore, MD. 21207

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 24th day of June 1976.

[Signature]
S. Eric Dinkens
Zoning Commissioner

Petitioner: Ronnie C. & Margaret M. Grace

Petitioner's Attorney [Signature] Reviewed by [Signature]
Franklin T. Rogers Jr.
Chairman, Zoning Plans
Advisory Committee

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

No. 33456

DATE: June 28, 1976 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Ronnie C. Grace, 168 Stafford St., Balto., Md. 21207

FOR: Petition for Variance 77-17-A

AMOUNT: 25.00

VALIDATION OR SIGNATURE OF CASHIER

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

No. 38906

DATE: July 19, 1976 ACCOUNT: 01-662

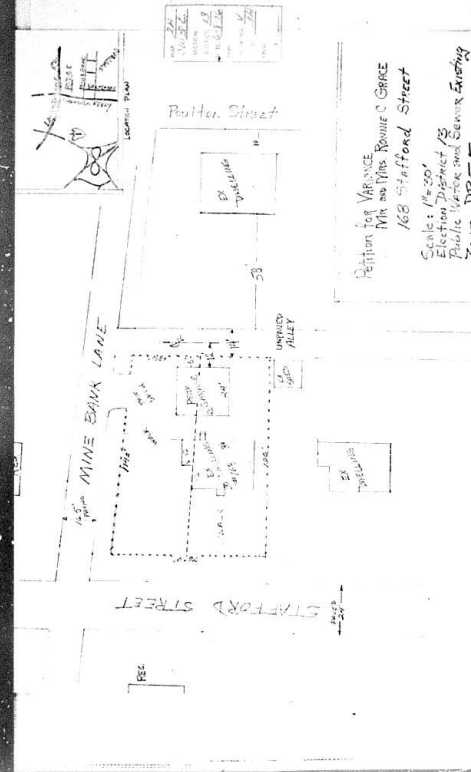
AMOUNT: \$41.00

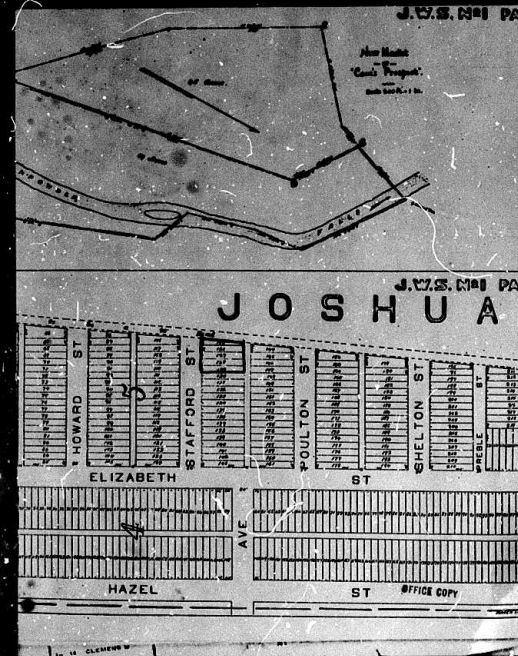
RECEIVED FROM: Ronnie Grace, 168 Stafford St., Balto., Md. 21207

FOR: Advertising and posting of property 77-17-A

AMOUNT: 44.00

VALIDATION OR SIGNATURE OF CASHIER





1-Sign 77-17-A

CERTIFICATE OF POSTING
 RECORDS DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 134 Date of Posting: JUNE 25, 1976

Posted for: PETITION FOR VARIANCE

Petitioner: RONNIE GRACE

Location of property: SE/CR. OF MINE BANK LANE AND STAFFORD ST.

Location of signs: SE/CR. OF MINE BANK LANE AND STAFFORD ST.

Remarks: Therese E. Ireland

Posted by: Therese E. Ireland Date of return: July 2, 1976

OFFICE OF THE TIMES NEWSPAPERS

TOWSON MD. 21204 June 23, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a "variance" Grace 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 28 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 R. Sink

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 a week, 28 successive weeks before the 12th day of July, 1976, the last publication appearing on the 24th day of June, 1976.

THE JEFFERSONIAN
S. L. Smith Manager

Cost of Advertisement, \$

PETITION MAPPING PROGRESS SHEET

FUNCTION	Visit Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denial										
Graded by ZC, BA, CC, CA										
Reviewed by: <u>FR</u>	Revised Plans:		Change in outline or description Yes ☐ No ☒							
Previous case:	Map #									

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 24th day of June, 1976.

S. Eric Dinwiddie
 Zoning Commissioner

Petitioner: Ronnie Grace
 Petitioner's Attorney: Franklin E. Ireland
 Reviewed by: Franklin E. Ireland
 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 24th day of JUNE 1976 Filing Fee \$ 25 Received ☒ Check ☐ Cash ☐ Other ☐

S. Eric Dinwiddie
 Zoning Commissioner

Petitioner: GRACE Submitted by: GRACE
 Petitioner's Attorney: Franklin E. Ireland Reviewed by: FR

* 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

DATE: June 24, 1976 ACCOUNT: 38-482

AMOUNT: \$25.00

RECEIVED BY: Ronnie Grace, 168 Stafford St., Baltimore, MD.
 FOR: Payment for Towson 77-17-A

489 57 JUL 21 25.00 MC

VALIDATION OR SIGNATURE OF CASHIER

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

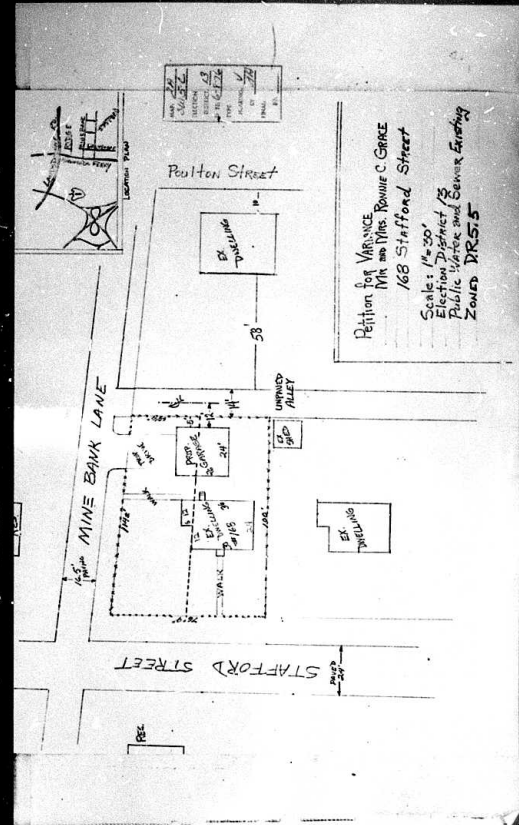
DATE: July 19, 1976 ACCOUNT: 38-482

AMOUNT: \$44.00

RECEIVED BY: Ronnie Grace, 168 Stafford St., Baltimore, MD. 21207
 FOR: Advertising and posting of property 77-17-A

489 57 JUL 19 44.00 MC

VALIDATION OR SIGNATURE OF CASHIER





baltimore county
department of health
TOWSON, MARYLAND 21204

CASE 77-17-A
H.D. 2/12/76

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 #253, Zoning Advisory Committee Meeting, June 1, 1976,
are as follows:

Property Owner:	Bonnie C. and Margaret M. Grace
Location:	SE/C Mine Bank La. and Stafford St.
Existing Zoning:	D.R. 5.5
Proposed Zoning:	Variance to permit a garage to be located outside of the rear third of the lot farthest removed from the side street and to permit a distance of 12' from the centerline of an alley in lieu of the required 15'.
Acres:	114/100 x 76.8/68.3
District:	13th

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD:HEB/B:EG