

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Melvin T. Loomis legal owner of the property situate 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 1802.38 (Sec. 17.0-34) Amendment July 1953) to permit a side yard setback of 7 feet and a rear setback of 33 feet in lieu of the required 15 feet and 50 feet respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reason: (Indicate hardship or practical difficulty)

Expansion of family requires an additional bedroom and is not possible without variance.

See attached description

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

I, or we, 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.

Contract purchaser _____
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED BY the Zoning Commissioner of Baltimore County, this 22nd day of July 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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of July 1976 at _____ o'clock.

(over)

RE: PETITION FOR VARIANCE
N/S of Freeway 125 feet SE of
Hollins Ferry Road, 13th District
MELVIN T. LOOMIS, Petitioner
Case No. 77-29-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 passage of any preliminary or final Order in connection therewith.

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

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

I HEREBY CERTIFY that on this 21st day of July, 1976, a copy of the foregoing Order was mailed to Mr. Melvin L. Loomis, 2913 Freeway, Baltimore, Maryland 21227, Petitioner.

Charles E. Kuntz, Jr.
Charles E. Kuntz, Jr.



July 29, 1976

Mr. Melvin T. Loomis
2913 Freeway
Baltimore, Maryland 21227

RE: Petition for Variance
N/S of Freeway, 125' SE of Hollins
Ferry Road - 13th Election District
Melvin T. Loomis - Petitioner
NO. 77-29-A (Item No. 258)

Dear Mr. Loomis:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/srl

Attachments

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

ZONING DESCRIPTION

Beginning for the same on the N/S of Freeway 60' wide 125' SE from Hollins Ferry Rd. Then N 15° 56' 52" E 105.21', 771° 04' 08" E. 45.40', S 26° 11' 57" W 109.48', Radius of 229.37 for 27.24' to the place of beginning. Containing 3502 Sq. ft. 13th Election district.

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 494-3500
STEPHEN E. COLLINS
DIRECTOR

July 16, 1976

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

Re: Item 258 - ZAC - June 22, 1976
Property Owner: Melvin T. Loomis
Location: N/S Freeway 125' SE Hollins Ferry Road
Existing Zoning: D.S. 10.5
Proposed Zoning: Variance to permit side setback of 7' in lieu of req. 15' and rear setback of 33' in lieu of req. 50'
Acres: 0.0804
District: 13th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variances to the side and rear yard setbacks.

Very truly yours,
Michael J. Flanagan
Michael J. Flanagan
Traffic Engineer Associate

MSF:DC

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

August 3, 1976

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

Re: Item #258 (1975-1976)
Property Owner: Melvin T. Loomis
N/S Freeway, 125' S/E Hollins Ferry Rd.
Existing Zoning: DR 10.5
Proposed Zoning: Variance to permit side setback of 7' in lieu of required 15' and rear setback of 33' in lieu of required 50'.
Acres: 0.0804 District: 13th

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:

Baltimore County highway and utility improvements are not directly involved. This property is lot 7 of Block 4 Riverview (G.L.B. 20, Folio 46). Additional fire hydrant protection may be required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #258 (1975-1976).

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END/SAH/PWR:as

cc: W. Munchel

C-NE Key Sheet
21 SW 7 Res. Sheet
SW 6 B Topo
109 Tax Map

SEP 10 1976

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 above Variance should be had, and it further appearing that by reason of the existence of the Variance requested, not adversely affecting the health, safety, and general welfare of the community, the Variance is permitted a side yard setback of seven feet in lieu of the required 15 feet and a rear yard setback of 33 feet in lieu of the required 50 feet should be granted.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 29th 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 above Variance should NOT BE GRANTED.

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

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 20, 1976

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

Franklin T. Hoggans, Jr.
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE BOARD COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

Mr. Melvin L. Loomis
2913 Freeway
Baltimore, Maryland 21227

RE: Variance Petition
Item 258
Melvin T. Loomis - Petitioner

Dear Mr. Loomis:

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 north side of Freeway, 115 feet southeast of Hollins Ferry Road, and is currently improved with a single family dwelling. The petitioner is requesting a Variance to permit a side yard setback of 7 feet in lieu of the required 15 feet, and rear yard setback of 33 feet in lieu of the required 50 feet.

Field inspection revealed an addition on the side of the adjacent end of group row home.

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

Mr. Melvin L. Loomis
Re: Item 258
July 20, 1976
Page 2

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. Hoggans, Jr.
Chairman, Zoning Plans
Advisory Committee

FTM:JD

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 694-3211
WILLIAM D. FROMM
DIRECTOR

July 14, 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 #258, Zoning Advisory Committee Meeting, June 22, 1976, are as follows:

Property Owner: Melvin T. Loomis
Location: N/S Freeway 125' SE Hollins Ferry Road
Existing Zoning: D.R.10.5
Proposed Zoning: Variance to permit side setback of 7' in lieu of required 15 feet and rear setback of 33 feet in lieu of required 50 feet.
Acres: 0.0804
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
Fire Department
TOWSON, MARYLAND 21204
OFFICE 2318

Paul H. Reincke
Chief

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

Attention: Mr. Frank Hoggans, Chairman
Zoning Advisory Committee

Re: Property Owner: Melvin T. Loomis

Location: N/S Freeway 125' SE Hollins Ferry Rd.

Item No. 258 Zoning Agenda June 22, 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 100 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 EXHIBIT 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.

() 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.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed by: [Signature] Dated and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 23, 1976

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

Z.A.C. Meeting of: June 22, 1976

Re: Item 258

Property Owner: Melvin T. Loomis

Location: N/S Freeway 125' SE Hollins Ferry Rd.

Present Zoning: DR 10.5

Proposed Zoning: Variance

District: 13th

No. Acres: 0.0804

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich

Field Representative.

JOSEPH M. MCGOWAN, President
E. BAKER WILLIAMS, Jr., Vice President
LIONEL H. HENRY

MARTIN M. GREENBERG
WILLIAM A. BRYCE
WILLIAM L. LINDSEY, F. CHIESSO
JENNIFER A. WHEELER, Representative

ROGER W. HARTON
ALVIN L. LINDSEY
RICHARD W. TRACY, D.A.C.

SEP 10 1976



baltimore county
department of health
TOWSON, MARYLAND 21204

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

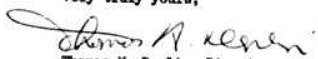
Dear Mr. DiNenna:

Comments on Item #258, Zoning Advisory Committee Meeting, June 22, 1976, are as follows:

Property Owner:	Me/vin T. Loomis
Location:	N/S Freeway 125' S2 Hollins Ferry Road
Existing Zoning:	D.R. 10.5
Proposed Zoning:	Variance to permit side setback of 7' in lieu of required 15' and rear setback of 33' in lieu of required 50'.
Acres:	0.0804
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:EE

OCT 27 1976

