PETITION FOR ZONING VALIFANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Francis L. Murphy & Joan P. Murphy
L. or we... CONSLANGE. A. BRAKLON...legal owner.sof 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_1202, \$.(1) to permit lot widths____

of 50 feet in lieu of the required 55 feet for lots 147-148, and

145-146. And to permit a side yard not back of 7.6 feet in lieu

of required 10 feet for 2810001xpinisphrame Lots 115 and 116.

Of LTGQUIFGO 19. 1981. INF. IMPOSITIONIESEE 1982 | Let Mills. and 116. and

See attached description

ORDER

BIFICE OF PL-

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

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

and L. Musphy Owners Lot 145 and Bankhan ot 147 Xumphy Addres 2816 Virginia Que 146 Address 2818 Vargenia aule, 21227 Balt 70 2/2211

Petitioner's Attorney
549 Equitable Building
5 Baltimore, Maryland 21202 RDERED By The Zoning Commissioner of Baltimore County, this..... 19th....

of August 197 5, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through Laid Baltimore County, that property be posted, and that the pubtic basering be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

-K:---

Zoning Commissioner of Baltimore County

118

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & SOWING

accepted for filing

Petitioner's Attorney Personal V. Grier

BUREAU OF DEPARTMENT OF STATE BOADS C MINES

BUREAU OF FIRE PREVENTION REALTH DEPARTMEN PROJECT PLANNING

MEMBERS

BUILDING DEPARTUR BOARD OF EDUCATION ZONING ADMINISTRATE INDUSTRIAL DEVELOPMENT

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

MXXXXXXXXXXX XXXXXXX

Marshall V. Grier, Esq. 549 Equitable Building Baltimore, Maryland 21202

RE: Variance Petition
Item 18
Francis L. Murphy, et al Petitioners

September 8, 1976

Dear Mr. Grier:

The Zoning Plans Advisory Committee has reviseed the plans submitted with the above reference polition and has made an on site field inspection. The following comments are a result of this review and inspection.

the major occurrence of the form of the major occurrence of the form of the fo

The subject property, zoned D.R. 5.5, and consisting of twe 50 foot lots, is located on the north side of Virginia Avenue approaches 50 feet west of Brian Street, in the 13th Election District.

This site is improved with a one-story frame duelling on lots 145 and 146, and vecent property on lots 147 and 148, all of which are 50 %125 to 168 and vecent property on the state of the north east and south are improved with size of the north east and south are improved with size of the state of the state of the state of the west is unimproved wooded land.

The petitioner is requesting a Variance to allow the existing dwelling to remain on lots 145 and

Marshall V. Grier, Esq. Re: Item 18 September 8, 1976 Page 2

146, a 50 foot lot, and to construct an additional dwelling on lots 147 and 148.

In addition, a setback Variance of 7.6' in lieu of the required 10 feet is requested for the existing dwelling from the newly created side property line.

The petitioner should pay particular attention to the comments of the Bureau of Engineering concerning this request.

This pritition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing steam of the certificate, Notice of the hearing steam of the certificate and the certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commoder NICHOLAS B. COMMODARI, Planning & Zoning Associate III

cc: American Engineering Consulting Engineers & Land Surveyors Box 112A Pasadena Md. 21122

August 19 1926

Mr. S. Eric DiNenna

Po: Item #18 [1976-1977] Decis In. Marphy, et al. MrW. Virginia Nov. 50° and 100° N/W Brian St. Existing 2001spg 10 8.5° Proposed Zoning; UR 25° and 100° N/W Brian St. Proposed Zoning; UR 25° Proposed Zoning; UR 25° Ariance to jessal lot with of solubek of 7.0° in lies of the required 10° for lotts 15°-166.

Acres: 90 s 115 District; 11th

Lear Mr. DiNonna

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.

Virginia Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

Development of this property through stripping, 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 stripping of top soil.

There is a 43° x 27° storm drain traversing the sorthwest corner of this site within the indicated utility easement (see brazing #60-1179, File 4 and RW 69-012), within the indicated utility easement (see brazing #60-1179, File 4 and RW 69-012), which property is subject to storm water flows. Additional drainage and utility easements and/or datainage resurvations will be required. Open atreas drainage requires a drainage easier datainage resurvation will be required. One of the decign atom. Nowewer, a minimal width of 50 force the filed plant of a 100-year decign atom. Nowever, a minimal width of 50 force will be forced to the filed plant of the filed

The Petitioner must provide necessary drainage facilities (temporary or per to prevent creating any muisances 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.

Property Owner: Francis L. Murphy, et al Page 2 August 19, 1976

Water and Sanitary Sewer:

Public water main and sanitary sewerage exist in Virginia Avenue. Additional fire hydrant protection may be required in the vicinity.

Very truly yours.

ELLSWORTH N. DIVER, P.E. hief, Bureau of Engineering

END: EAM: FWR: 85

cc: D. Grise W. 'aunchel



August 19, 1976

Mr. Eric S. DiNenna

See Item 18 - 2AC - August 10, 1076.

Froperty Owner: Francis 1. Nurphy, et all
Location. NET Vitelinia Amone 50° 4 100° 1M Brian St.

Froposed Soniso:

Variance to permit lot wistba of 50° in lieu of req. 55°
for lots 145-146 and 107-146 and 107

Dear Mr. DiNappa

No traffic problems are anticipated by the requested variance to permit lot widths of fifty feet.

Very truly yours. hickart & House Michael S. Flanigan Traffic Engineer Associate

Pursuant to the gentlement, posting of property, and pursuant on the same 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 and the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit lot widths of 50 feet in lieu of the required 55 feet for lot Nos. 145 through 148, and a side yard setback of 7.6 feet in lieu of the required 10 feet for lot Nos. 145 and 146, should be granted.

__, 1976__, that the herein Pelition for the aforementioned should be and the same are GRANTED, from and after the date of Mille. rder. subject to the approval of a 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 G. ANTED IT IS ORDERED by the Zoning Commissioner of Baltimore County, this #POL...., 197 ..., that the above Variance be and the same is hereby DENIED. WSON, MARYLAND 2120

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

August 25. 1976

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

Comments on Item #18, Zoning Advisory Committee Meeting, August 10, 1976, are as follows:

Property Owner: Francis L. Murphy, et al Location: Brigatia Ave. 50' & 100' Nu Existing Soning: Da. 5. Proposed Joning: Da. 5. Proposed Joning: Variance to permit to vidiba of 50' Variance to permit to vidiba of 50' Mariance to permit as aids setback of 7.6' in lieu of the Acres: 50 % 123' required 10' for loca 145-146

Acres: 50 x 125' District: 13th

Metropditan water and sewer are available.

Very truly yours,

Thom M. Keven Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HER: may6

STRUCTURAL AND

Owner: Francis L. Murphy, et al

Location: NE/S Virginia Ave. 50' & 100' NW Brian St.

Zoning Agenda August 10, 1976

Furnant 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 purperty.

() 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

EXCESS the maximum allowed by the Fire Department.

() is. The site shall be made to comply with all applicable parts of the Fire Provention 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 Pro-tection Association Stundard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn,

(XX) 7. The Fire Provention Bureau has no comments, at this time.

H7 Celly Planning Group
Special Inspection Division

Hoted and Leonge M Wagandt Battalion Chief Pire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 5, 1976

Mr. S. Eric DiNenna Zoning Commissioner Baltimore County Office Building Towson, Maryland 21704

Z.A.C. Meeting of: August 10, 1976

Re: Item

Item
18
Proporty Oncr: Francis L. Murphy, et al
Location: MLTS Virginia Arc. 50° & 100° N.N. Brian St.
Preposed Zoning Variance to permit lot widths of 50° in lieu
of the required 55° for lots 145-146 and 147-148
and to permit a side setback of 7° o' in lieu of
the required 10° for lots 145-140.

District: 50 x 1251

Dear Mr. DiNenna

WNP/n1

FOUNDATION ANALYSIS STRUCTURAL AND CONCRETE DESIGN

No bearing on student population.

Very truly yours, 10 Tid Fetroul W. Nick Petrovich., Field Representative

STRUCK B. BELLINE BURNISHED

flice of plan TOWSON, MARYLAND 2120-(301) 494-3211

10:00

MANAKAKAKAK XPOTRODO Norman E. Gerbe

CEIVED FOR

August 5, 1976

Zoning Commissioner of Baltimore County

44.15

Mr. S. Eric DiNenne. Zoning Commissions Zoning Advisory Committee Office of Planning and Zoning Boltimore County Office Building Towson, Maryland 21204

Dear Mr. DiNenno

Comments on Item #18, Zoning Advisory Committee Meeting, August 10, 1976, are as follows:

Property Owner: Francis L. Murphy, etal Lacation: NE/S Virginal Avenue 50' & 100' NW Brian 51. Esting Zoning: D. R.S. 5. Proposed Zoning: Variance to permit 10t widths of 50 feet in lieu of the required 55' for lats 145-146. and 147-148 and to permit a side setbock of 7.6' in lieu of the required 10' for lats 145-146. Acres: 50 x 125' 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 netition.

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

Very truly yours,

John Lumbing John L. Wimbley Project and Development Planning

AMERICAN ENGINEERING ULTING ENGINEERS AND LAND BU STATE REDISTERED Box 112 A

THE MO. 21122 664-2300

PROPERTY SURVEYS LAND SUSDIVISION AND DEVELOPMENT

July 2, 1976.

Scription of Propert Lot Nos. 145 & 146 Beltimore Highlands Balto. Co., Md.

Beginning for the same at a roint on the northeast side of Virginia Arenus (50 Fest Wide), at a distance of 50 fest measured along the said northeast side of Virginia Arones, in a northeredry direction from the intersection of the said northeast side of Virginia Arones and the westerly side of Point Street (100 March 100 March 100



tember 17, 1976

Marshall V. Grier, Esquire 549 Equitable Building Paltimore, Maryland 21202

> RF. Patition for Variance NE/S of Virginia Avenue, 50' W of Brian Street - 13th Election District Petitioners NO. 77-54-A (Rem No. 18)

Dear Mr. Grier:

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/sem

Attachments

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

AMERICAN ENGINEERING

BOX 112 A
PASADENA, MO. 21122 . 664-220D

PROPERTY SURVEYS

Anril 23, 1976.

@ lbs

Deginning for the same at a roint on the northeast side of Virginia forence (50 feet wide), at a distance of 100 fest measured along the said northeast side of Virginia Names, in a northeasterly direction from the intersection of the said northeast side of Virginia Names and the westerly intersection of the said northeast side of Virginia Names and the westerly the foreign of the said northeast side of Virginia Names and the westerly side of the said of Virginia Names and Plat of Bultimore might and a nor recorded among the land records of Bultimore Doubry in labelook 2 folio 379.....



CERTIFICATE OF PUBLICATION TOWSON, MD. August 26, 19.76 THIS IS TO CERTIFY, that the annexed advertisement was day of _____September _____, 19.76., the first publication 26th day of August 19.76

TOWSON, MD. 21204

August 25, 19 76

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

- ☐ Catonsville Times
 ☐ Dundalk Times
 ☐ Essex Times
- ☐ Suburban Times Eas
- ☐ Towson Times Arbutus Times

 Community Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 14th day of Sept. 1976, that is to say, the same was inserted in the issues of Aug. 25, 1976.

STROMBERG_PUBLICATIONS, INC.

By Palk mink

BALTIMORE COUNTY, MARYLAND

TO. S. Eric DiMenna, Zoolog Commissioner Date August 31,-1976

FROM Norman E. Gerber, Acting Director of Planning

SUBJECT Petition #77-54-A.

Petition of Variance for Side Yard and Lot Widths
Northeast side of Virginia Avenue 50 feet West of Brian Street.
Petitioner - Constance A. Barton, Francis L. Murphy and Jean P. Murphy

13th District

HEARING: Tuesday, September 14, 1976 (10:00 A.M.)

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

NEG:JEH;rw

MICROPILMED

RE: PETITION FOR VARIANCE NE/S of Virginia Ave. 50 feet W of Brian Street, 13th District

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

CONSTANCE A. BARTON, et al,

: Case No. 77-54-A

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

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

I HEREBY CERTIFY that on this 3rd day of September, 1976, a copy of the foregoing Order was mailed to Marshall V. Grier, Esquire, 549 Equitable Building. Baltimore, Maryland 21202, Attorney for Petitioners.

John W. Hessian, III



77-54-A 1- SiGN

RTIFICATE OF POSTIME

Date of Posting Aug. 28, 1976 Fosted for PETITION FOR VARIANCE Petitioner: CENSTANCE A. BARTON, ET AL Location of property NE/S EF VIRGINIA AVC. 50' W. OF BRIDE ST

Location of Signer FRONT 2818 VIRGINIA AVE

Post 1 by Llouna T. Boland Date of return: S.P.T. 3, 1976

AHCROFILMED

Pace Milears. Klug and Grier, 519 Equitable Building Baltimore, Md. 21202 Petition for Variance for Constance A. Barton, et al

25.00 KM

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

Sept. 21, 1976

No. 40401

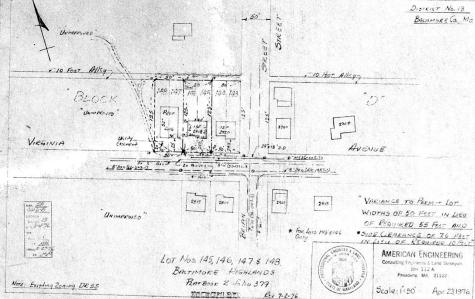
No. 38954

Prancis L. Murphy, 2816 Virginia Ave., Balto. Mai 21227 Advertising and posting of property for Constance Parton 977-51-A

> 1855 5 0 REF 21 67.00mg VALIDATION OR SIGNATURE OF CASHIER







Rev 7-2-76 400 to 10 to O I WAS TWO TO THE TOTAL OF THE PARTY OF THE ## 85 85 C5 85 25 C5 25 15 25 81 81 41 91 S1 91 C1 S1 11 01 8 9 4 9 2 9 C 2 11