PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 77-95-A

#169 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: by petition for a Variance from Section. XEMPLE Cost to allow a dwelling to be Lot widths to be remetrested on a 50 feet lot instead of the required 55 feet for lot 26 and lot 27.

7-9

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County: for the following reasons: (indicate hardship or practical difficulty)

Lots have been previously recorded

See attached description

DRDER RECEIVED FOR FILING

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

L or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this titen; and further agree to and are to be bound by the ronting regulations and restrictions of imore County adopted pursuant to the Zoning Law For Ballimore County.

105 Enstear Blad Bult 2/22/ day of November 197 6 at 19:15 clock Zoning Commissioner of Baltimore County. 15H 11/24176

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenu Towson, Maryland 21204 Your Petition has been received and accepted for filing Micholas B. Commod Planning & Zoning Associate III BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE RUDG Nicholas B.

Chairman

BUREAU OF DEPARTMENT OF STATE ROYDS COMM

BUREAL OF HEALTH DEPARTMEN PROJECT PLANES BUILDING DEPARTME BOARD OF EDUCATIO

INDUSTRIAL DEVELOPMENT

November 12, 1976

Mr. Virgil Roy Holt 105 Eastern Blvd. Baltimore, Maryland 21221 RE: Variance Petition Item 69 Virgil Roy Holt - Petitioner

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 roning action requested, but probelms with regard to the development plans that my 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 Youngs.

The subject property, currently consisting of two wasant 30 foot lots, is located on the north side of Observation and the second of the secon

This Variance is necessitated by the petitioner's proposal to construct a dwelling on each lot.

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 filing certificate.

Mr. Virgil Roy Holt Re: Item 69 November 12, 1976 Page 2

Yours very truly, Will A Commoder NICHOLAS B. COMMODARI, Acting Chairman, Zoning Plans Advisory Committee

NBC:JD Factorine

cc: Hudkins Associates, Inc. 101 Shell Building 200 E. Joppa Road Towson, Maryland 21204



#3

DONALD J. ROOP, M.D., M.P.H.

Mr. S. Eric DiNenna, Zoning Commissio Office of Planning and Zoning County Office Building Towson, Maryland 2120h

Comments on Item #69, Zoning Advisory Committee Meeting, October 12, 1976, are as follows:

Virgil Roy Holt N/8 Oberle Avenue 775' V. Mace Avenue D.R. 5.5' Variance to permit lot widths of SO' in lieu of the required 55' 0.495 15th Property Owner: Location: Existing Zoning: Proposed Zoning:

Hetropolitan water and sewer available: no health hazards are

Very truly yours, Thomas H. Devlin, Director BURRAU OF ENVIRONMENTAL SERVICES

THO: RIV: E



Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Attention: Mr. Frank Hogans Zoning Advisory Committee

Re: Property Owner: Virgil Roy Holt

Location: N/S Oberle Ave. 775' W Mace Ave.

Zoning Agenda October 12, 1976 Item No. 69

Pursuant to your request, the referenced property has been surveyed by this Bureau and the commente below marked with an x^{α} 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 or feet along an approved road in accordance with Baltimore County Standards as published by the lepartment of Public Yorks.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Pire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation

The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Pire Pro-tection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plane are approved as drawn.

(xx) 7. The Pire Prevention Bureau has no comments, at this time.

REVIDED A Dr. Log
Planning/Group
Special/Inspection Division

Noted and Approved:

Battalion Chief
Fire Prevention Bureau

· barman county
department of permission of tempor

JOHN DISTRICT

Mr. S. Peis Millians, Essing Contravious Critics of Property and Louise Country Ordine Landing Toward, Page 36 2120h

Comments on Item # 69 Zoning Advisory Committee Meeting, October 12, 1976 are as follows:

Frequenty Country
10c: "on: Entire, En

October 6, 1976

Acres: 0.495 District: 15th

The items churked below are applicable:

A. Structure chall conform to Politimore County Publishing Code (8.0.0.2.) 1970 Edition and the 1971 Supplement and other applicable codes. (X) B. A building permit shall be required before construction can begin.

(I) C. Three sets of construction drawings will be required to file an application for a building permit.

D. Three sets of construction drawings with a registered Employs Architect or Figurer's original seal will be required to file an application for a building permit.

E. Vood frame walls are not permitted within 3'0" of a property line. Contact Daileling bepartment if distance is between 3'0" and 6'0" of property line.

C) G. Requested sotback variance conflicts with the Baltimore County Puilding Code. See Section

Very truly yours,

Charles E. Burnham

| ONDER RECEIVED FOR FILMS Thomas of government of governme | Pursuant to the adventment, posting of property, and public starting on the above Petition and it appearing that by reason of the following finding of facts that strict, compliance, with the Relitimers. County Zoning. Regulations vouid 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 granting of the Variances, requested, not educate selv affecting, the health, asfety, and general welfare of the community, the Variances to permit let widths of 50 feet in lies of the required 55 feet for Lee Nose, 26 and 27 should be granted. The required 55 feet for Lee Nose, 26 and 27 should be granted. The required 55 feet for Lee Nose, 26 and 27 should be granted. The required 55 feet for Lee Nose, 26 and 27 should be granted. The required 55 feet for Lee Nose, 26 and 27 should be granted. The required 55 feet for Lee Nose, 26 and 27 should be granted. The required 55 feet for Lee Nose, 26 and 27 should be granted. The required 55 feet for Lee Nose, 26 and 27 should be granted. The required 55 feet for Lee Nose, 26 and 27 should be granted. The required 55 feet for Lee Nose, 26 and 27 should be granted. The required 55 feet for Lee Nose, 26 and 27 should be granted. |
| 10 | CO Durwant to the advertisement, pating of projectly and public hearing on the above petition and it appearing that by reason of |

Zoning Commissioner of Baltimore County

Item #69 (1976-1977) Property Owner: Virgil Roy Holt Page 2 November 17, 1976 Water and Sanitary Sewer:

Public water main (6-inch) and public senitary sewerage exist in Oberle

Additional fire hydrant protection is required in the v.cinity.

Very truly yours, Ellsworth N. Liver | Same ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

cc. W. Munchel

END: EAM: FWR: 55

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 18, 1976

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

Z.A.C. Meeting of: October 12, 1976

Re: Item 69
Property Owner: Virgil Roy Holt
Location: N/S Oberle Ave. 775' N Mace Ave.
Present Zoning: D.R. 5.5

int Zoning: D.R. 5.5 ised Zoning: Variance to permit let widths of 50' in lieu of the required 55'.

District: 15th No. Acres: 0.495

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours, le hilletinal W. Nick Petrovich.. Field Representative



November 10, 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 69, Zoning Advisory Committee Meeting, October 12, 1976, are as follows:

Property Owner: Virgil Roy Holt Location N/S Oberke Avenue 775 W Mace Avenue Existing Zoning: D. 8.3.5 Proposed Zoning: Vorlarge to permit lot widths of 50 feet in lieu of the required 55 feet Acres: 0.457 District: 15th

This office has reviewed the subject petition and offers the following comments. Those comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made ever

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 TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.

November 17, 1976

Mr. S. Eric DiNenna Zouing Commissioner County Office Building Towson, Maryland 21264

> Re: Item #69 (1976-1977) Item 809 (1976-1977)
> Property Owner; Virgil Boy Holt
> N/S Oberle Ave., 775' W. Mace Ave.
> Existing Zoning; DR 5.5
> Proposed Zoning; Usariance to permit lot widths
> of 50' in lieu of the required 55'.
> Acres, 0.495 District: 15th

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.

Oberle Avenue, an evisting public road, is proposed to be improved in the future as a 30-fcct closed section roadway on a 50-fcct right-of-way. Highway improvements are not required at this time. Highway right-of-way videning will be required in connection with any grading or building permit application.

The construction of sidewalks, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings domestream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petalioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any musances or damages to adjacent properties, essentially by the concentration of surface vators. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioners.



STEPHEN E. COLLINS

November 15, 1976

Mr. Eric S. DiNenna Zoning Commissioner 2nd Ploor, Courthouse Towson, Haryland 21204

No. 1:mm 69 - SAC - October 12, 1576
Property Conserv Visigli Nov Note
Location: 1976 Charle Ave. 755 W. Noce Ave.
Emistaling Consign 12, 8, 5, 5
Proposed Emissip: Variance to permit lot widths of 50° in 2'es of req. 55°
Districtor: 15th

No traffic problems are anticipated by the requested variance to permit lot widths of 50 feat.

Richael S. Flanigan Traffic Engineer Associate

MSFinc

November 30, 1976

Mr. Virgil Roy Holt 105 Eastern Boulevard Baltimore, Maryland 21221

Petition for Variances N/S of Oberle Avenue, 775 W of Mace Avenue - 15th Election District Virgil Roy Holt - Petitioner NO. 77-95-A (Item No. 69)

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

SED/sew

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

6 DESCRIPCION NO

PROPERTY OF VIRGIL BOY AND

15TH ELECTION DISTRICT

Beginning at a point on the North side of Oberle Avenue approximately 775 feet Vest of Mace Avenue and being all of Lot 26 and Lot 27 as shown on the plat of "Grafolio" recorded in the Land Records of Baltimore County in Liber 1, Polio 190.

Lots 26 and 27 containing 0.495 acres of land, more or less.

RE: PETITION FOR VARIANCE N/S of Oberle Ave. 775' W of Mace Ave., 15th District : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

: Case No. 77-95-A VIRGIL R. HOLT, Petitiones

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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 aring 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

to. Horsen Itt John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204

I HEREBY CERTIFY that on this 9th day of November, 1976, a capy of the aforegoing Order was mailed to Mr. Virgil R. Holt, 105 Eastern Boulevard, Baltimore, Maryland 21221, Petitioner.





BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 23 5 1976. Filing Pee \$ 25 Received __Check

Petitioner Ung 1 Rey 16/4 Submitted by 14 Sol. Petitioner's Attorney_ Reviewed by 975

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

BANTIMORE COUNTY, MARGAND

INTER-OFFICE CORRESPONDENCE

S. Eric Dillenna, Zoning Commissioner Dete

Norman E. Gerber, Acting Director of Planning

SUBJECT Petition \$77-95-A. Petition for Variance for Lot Widths North side of Oberle Avenue 775 feet West of Mace Avenue Petitioner - Virgil Roy Holt

15th District

HEARING: Wednesday, November 24, 1976 (10:15 A.H.)

HEG: JGH: rw

CERTIFICATE OF PUBLICATION

19.76

CERTIFICATE OF POSTERS 475-95-A Date of Posting 11-4-76 Heony Wed Med 24 " 1026 @ 16:15 Rell Virgid & Hat Location of property. Mrs. of Olivale Ole 275' W. y. more los come of you I Sign Roth in Wheat Into 725 W. of more one Posted by Mul H. Hear



THE COUNTY LIMITES

Nov. 4, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance-- Holt

BALTINGEE
rinted and published in Manager County, Maryland, once a week for one successive weeks before the 24th day of Nov. 19 76 that

is to say the same was inserted in the issues of Nov. 4, 1976.

STROMBERG PUBLICATIONS. Inc.

MONTROSE AVE.

By Path Smale



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M. 2120i Petition for Veriance for Virgil B. Solt

VALIDATION OR BIGNATURE OF C "HER

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200 E. JOPPA BOAD ROWSON, MARILAND 21704

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