

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 granting of the Variances requested, no 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 Lots Nos. 26 and 27 should be granted.

IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of November, 1976, that the herein Petition for the aforementioned Variances should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works.

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 30th day of November, 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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' W Mace Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.

District: 15th
No. Acres: 0.495

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Sick Petrovich,
Field Representative.

STEPHEN M. COLLINS, PRESIDENT
B. J. BROWN, VICE PRESIDENT
JAMES R. BROWN, SECRETARY

MICHAEL M. BROWN
MICHAEL M. BROWN
MICHAEL M. BROWN

JOHN W. BROWN
JOHN W. BROWN
JOHN W. BROWN

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 464-3560

STEPHEN COLLINS
DIRECTOR

November 15, 1976

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 69 - ZAC - October 12, 1976
Property Owner: Virgil Roy Holt
Location: N/S Oberle Ave. 775' W. Mace Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of req. 55'
Acres: 0.495
District: 15th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF:inc

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 464-3211

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 Oberle Avenue 775' W Mace Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50 feet in lieu of the required 55 feet
Acres: 0.495
District: 15th

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 ensure 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
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
SHE-TOP

November 17, 1976

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

Re: Item 69 (1976-1977)

Property Owner: Virgil Roy Holt
N/S Oberle Ave., 775' W. Mace Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.495. District: 15th.

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.

Highways:

Oberle Avenue, an existing public road, is proposed to be improved in the future as a 30-foot classed section roadway on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening 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 petitioners.

Sediment Control:

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.

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.

Item #69 (1976-1977)
Property Owner: Virgil Roy Holt
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Water and Sanitary Sewer:

Public water main (6-inch) and public sewer; sewerage exist in Oberle Avenue.

Additional fire hydrant protection is required in the vicinity.

Very truly yours,

William A. Dyer, P.E.
EILEEN M. DIVER, P.E.
Chief, Bureau of Engineering

END:KAN:FWB:SS

cc: W. Munchel

1-SW Key Sheet
8 NS 26 & 27 Pct. Sheets
NS 2 & 3 Topo
90 Tax Map

November 30, 1976

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

RE: Petitioner 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)

Dear Mr. Holt:

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:scw

Attachments

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

DESCRIPTION AND LOCATION
PROPERTY OF VIRGIL ROY HOLT
15TH ELECTION DISTRICT

Beginning at a point on the North side of Oberle Avenue approximately 775 feet West of Mace Avenue and being all of lot 26 and lot 27 as shown on the plat of "Draflo" recorded in the Land Records of Baltimore County in Liber 4, Folio 190,

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

