

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, George and Charlotte Baker, legal owners 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 1802.101 to permit a lot width of 50 feet in lieu of the required 55 feet, and a rear yard setback of 10 feet in lieu of the required 30 feet, for 15 Marie Avenue, Baltimore, Maryland 21221, for the following reasons: (Indicate hardship or practical difficulty)

1. other variance adjacent lot #76-24-A
2. We wish to build a new residence and add a garage later.
3. face water with exposure of house

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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: George C. Baker
Address: 15 Marie Avenue, Baltimore, Co. 21221
Petitioner's Attorney: Charlotte M. Baker
President's Attorney: Baltimore Co. 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of December, 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, 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 17th day of November, 1976, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.
97-121-A
10:00A
11/17/76

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

November 8, 1976

Nicholas B. DiNenna
Zoning Commissioner

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

Mr. George C. Baker
15 Marie Avenue
Baltimore, Maryland 21221

RE: Variance Petition
Item 57
George & Charlotte Baker - Petitioners

Dear Mr. Baker:

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.

This vacant property, currently zoned D.R. 5.5 and D.S. 16 and proposed to be zoned D.R. 5.5 with the adoption of the new county wide zoning maps, is located on the northeast side of Marie Avenue approximately 375 feet southeast of Eastern Avenue, in the 15th Election District. Adjacent property to the north consists of single family dwellings. To the east are existing townhouses, and to the south is Back River.

The petitioner is requesting a lot width and setback Variance, and proposes to construct a new dwelling on this vacant property. Through conversation with the owner of this property it was determined that the property immediately adjacent to this site is also owned by the petitioner and consists of a 50 foot lot with an existing dwelling.

Mr. George C. Baker
Re: Item 57
November 8, 1976
Page 2

In light of the foregoing, this petition is being withheld for a hearing date until the site plan is revised to indicate a lot width Variance on this property.

Very truly yours,
Nicholas B. DiNenna
NICHOLAS B. DINENNA,
Acting Chairman,
Zoning Plans Advisory Committee

NBC:JD

Enclosure

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MURPHY, P.E.
DIRECTOR

October 26, 1976

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

Re: Item #57 (1976-1977)
Property Owner: George & Charlotte Baker
15 Marie Avenue, 375' S/E Eastern Avenue
Existing Zoning: DR 5.5 & DS 16
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' and to permit a front setback of 25' in lieu of the required 30' and a rear setback of 10' in lieu of the required 30'.
Acres: 0.183 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.

General

Baltimore County highway and utility improvements are not directly involved. The existing 8-inch public sanitary sewer in Marie Avenue terminates at the manhole located opposite the side property line of this site (see Drawing #51-0397, File 1).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #57 (1976-1977).

Very truly yours,

Edward M. Murphy
Chief, Bureau of Engineering

END:ENM:PMR:PP

1-SN Key Sheet
3 NE 75 & 26 Pos. Sheets
NO 1 G Topo
97 The Map

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 10, 1977

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
Nicholas B. DiNenna
Zoning Commissioner

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

Mr. George C. Baker
15 Marie Avenue
Baltimore, Maryland 21221

RE: Variance Petition
Item 57
George & Charlotte Baker - Petitioners

Dear Mr. Baker:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(ies) of the Zoning Plans Advisory Committee.

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 10, nor more than 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. DiNenna
NICHOLAS B. DINENNA,
Acting Chairman,
Zoning Plans Advisory Committee

NBC:JD
Enclosure

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
JOHN L. SEYFERT
DIRECTOR

September 21, 1976

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

Dear Mr. DiNenna:

Comments on Item # 57 Zoning Advisory Committee Meeting, 9-21-76 are as follows:

Property Owner: George & Charlotte Baker
Location: 15 Marie Avenue, 375' S.E. Eastern Avenue
Existing Zoning: D.R. 5.5 & D.S. 16
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' and to permit a front setback of 25' in lieu of the required 30' and a rear setback of 10' in lieu of the required 30'.
Acres: 0.183 District: 15th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☒ 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 Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burman
Charles E. Burman
Plans Review Chief

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 EXISTING of the Variations requested not adversely affecting the health, safety, and general welfare of the community. Variations to permit a lot width of 50 feet in lieu of the required 55 feet for 15 Marie Avenue and a rear yard setback of ten feet in lieu of the required 30 feet for the proposed dwelling at 17 Marie Avenue should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of January, 1977, that the herein Petition for the aforementioned Variations 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 and the 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 19th day of January, 1977, 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: Sept. 24, 1976

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

Z.A.C. Meeting of: Sept. 26, 1976

Re: Item 57
Property Owner: George and Charlotte Baker
Location: 17 Marie Ave. 375' SE Eastern Ave.
Present Zoning: D.R. 5.5 & D.R. 16
Proposed Zoning: Var.

District: 15
No. Acres: 0.183

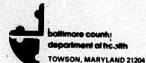
Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,
John L. Winkley
John L. Winkley
Field Representative.

MSF/r-1

JOSEPH A. WHEELER, PRESIDENT
THOMAS H. BAKER, JR., VICE PRESIDENT
ALAN LARSEN, SECRETARY
RICHARD W. TRACY, CLERK
MARCUS W. BISHOP
THOMAS H. BAKER
MAX LORRAINE P. LORRAINE
ROBERT E. HAYDEN
ALAN LARSEN
RICHARD W. TRACY



DONALD J. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

September 29, 1976

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

Dear Mr. DiNenna:

Comments on Item 57, Zoning Advisory Committee Meeting,
September 28, 1976, are as follows:

Property Owner: George and Charlotte Baker
Location: 17 Marie Ave. 375' SE Eastern Ave.
Existing Zoning: D.R. 5.5 & D.R. 16
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' and to permit a front setback of 25' in lieu of the required 30' and a rear setback of 10' in lieu of the required 25'.

Acres: 0.183
District: 15th

Since this is a variance to permit a lot width and setback, and since metropolitan water and sewer are available, no health hazard is anticipated.

Yes, truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TDJ:JBN



STEPHEN E. COLLINS
DIRECTOR

September 29, 1976

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

Re: Item 57 - ZAC - September 28, 1976

Property Owner: George & Charlotte Baker

Location: 17 Marie Ave. 375' SE Eastern Ave.

Existing Zoning: D.R. 5.5 & D.R. 16

Proposed Zoning: Variance to permit a lot width of 50' in lieu of req. 55' and to permit a front setback of 25' in lieu of req. 30' and a rear setback of 10' in lieu of req. 25'

Acres: 0.183
District: 15th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to permit a lot width of fifty feet and to the front and side yards.

Very truly yours,

Michael A. Flanagan
Traffic Engineer Associate

MSF:nc



Norman E. Gerber
Acting Director

October 15, 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 57, Zoning Advisory Committee Meeting, September 28, 1976, are as follows:

Property Owner: George and Charlotte Baker

Location: NE/S Marie Avenue 375' SE Eastern Avenue

Existing Zoning: D.R. 5.5 and D.R. 16

Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' and to permit a front setback of 25' in lieu of the required 30' and a rear setback of 10' in lieu of the required 25'

Acres: 0.183
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 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. Winkley
John L. Winkley
Planner III
Project and Development Planning

DESCRIPTION FOR VARIANCE PROPERTY OF GEORGE & CHARLOTTE BAKER 15TH ELECTION DISTRICT

Beginning at a point on the Northeast side of Marie Avenue 375 feet Southeast of Eastern Avenue and thence running North 53 degrees 53 minutes 10 seconds East, 125 feet; thence South 36 degrees 06 minutes 20 seconds East, 126.89 feet; thence South 65 degrees 51 minutes 10 seconds West, 111.61 feet; thence with a radius of 86.21, 25.12 feet on the Northeast corner of Marie and Virginia Avenues, thence North 36 degrees 06 minutes 20 seconds West, 51.13 feet to the point of beginning.

Also known as 15 and 17 Marie Avenue.

Mr. & Mrs. George C. Baker
15 Marie Avenue
Baltimore, Maryland 21221

RE: Petition for Variances
NE/S of Marie Avenue, 375' S of
Eastern Avenue - 15th Election
District
George C. Baker, et ux -
Petitioners
NC. 77-121-A (Item No. 57)

Dear Mr. & Mrs. Baker:

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/srt

Attachments

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

RE: PETITION FOR VARIANCE
NE/S of Marie Ave. 375 feet
S of Eastern Ave., 15th District
GEORGE C. BAKER, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-121-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

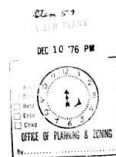
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

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

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

I HEREBY CERTIFY that on this 11th day of January, 1977, a copy of the foregoing Order was mailed to Mr. George C. Baker, 15 Marie Avenue, Baltimore, Maryland 21221, Petitioner.

John W. Hession, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dillman, Zoning Commissioner Date: January 6, 1977
 FROM: Norman E. Gerber, Acting Director of Planning
 SUBJECT: Petition #77-121-A. Petition for Variance for Lot Width and Rear Yard
 Northeast side of Marie Avenue 375 feet South of Eastern Avenue
 Petitioner - George C. Baker and Charlotte R. Baker

15th District

HEARING: Monday, January 17, 1977 (10:00 A.M.)

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

Norman E. Gerber
 Norman E. Gerber
 Acting Director of Planning

NEG:JCH:rw

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 30, 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. on ~~December 30~~
 at one time before the 17th
 day of January 1977, the first publication
 appearing on the 30th day of December
 1976.

THE JEFFERSONIAN
St. Louis Smith
 Manager
 Cost of Advertisement \$



TOWSON, MD. 21204 Dec. 30, 1976

THIS IS TO CERTIFY, that the annexed advertisement of
 Petition for a Variance-- Baker
 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 one successive weeks before the
 17th day of January 1977, that is to say, the same
 was inserted in the issues of Dec. 30, 1976.

STROMBERG PUBLICATIONS, INC.

BY *D. Smith*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 14th day of
 September 1977. Filing Fee \$25.00 Received ☒ Check
☐ Cash
☐ Other

S. Eric Dillman
 S. Eric Dillman
 Zoning Commissioner

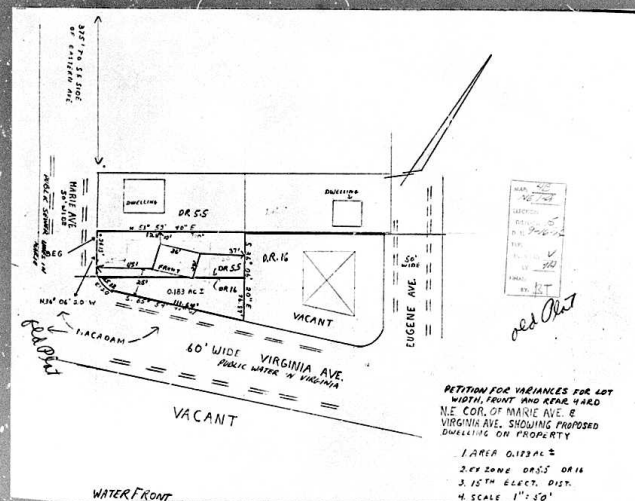
Petitioner *George C. & Charlotte Baker*
 Petitioner's Attorney *Baker* Reviewed by *Dillman*

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

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

#77-121-A

District 15 Date of Posting 12-29-76
 Posted for: *George C. Baker, 15 Marie Ave., Baltimore, Md.*
 Location of property: *15 Marie Ave., Baltimore, Md.*
 Location of Signs: *15 Marie Ave., Baltimore, Md.*
 Remarks:
 Posted by: *Mark H. Hines* Date of return: 1-6-77



PETITION FOR VARIANCES FOR LOT
 WIDTH, FRONT AND REAR YARD
 N.E. COR. OF MARIE AVE. &
 VIRGINIA AVE. SHOWING PROPOSED
 DWELLING ON PROPERTY
 1. AREA 0.123 AC.
 2. EX. ZONE DR 5.5
 3. 15' W. ELEC. DIST.
 4. SCALE 1" = 50'



Scale: 1" = 20'

PETITION FOR VARIANCE
 FOR
 GEORGE & CHARLOTTE BAKER
 DIST. 15 ZONED DR 5.5



BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE, REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 4284
 DATE: Jan. 31, 1977 ACCOUNT: 01-662
 AMOUNT: \$47.25
 RECEIVED FROM: George C. Baker, 15 Marie Ave., Baltimore, Md.
 FOR: \$25.00
 PAYMENT FOR VARIANCE OF PROPERTY
 #77-121-A
 \$47.25
 VALUATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE, REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 4283
 DATE: Dec. 21, 1976 ACCOUNT: 01-662
 AMOUNT: \$25.00
 RECEIVED FROM: George C. Baker, 15 Marie Ave., Baltimore, Md.
 FOR: \$25.00
 PAYMENT FOR VARIANCE OF PROPERTY
 #77-121-A
 \$25.00
 VALUATION OR SIGNATURE OF CARRIER