PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 77-141-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

10 THE ADMING COMMISSIONED BY THE SITE OF THE STATE OF TH

1128

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bereby petition for a Variance from Section 1 BOS 3B (1A00, 3B3)

TO PERMIT SIDE YARD SETBACK OF BOPEST ON EAST SIDE OF LOT 5 INSTEAD OF THE REQUISED SOFEET.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the 1837 following reasons: (Indicate hardship or practical difficulty)

107 5 - NEW STORICESTED 1502 THY WITH BOLD LOCATED 2501 BISE ON PALSS POID

THE BANCH HOUSE WE FLAN TO BUILD WILL BE ABOUT 70'x40'. THE MOUSE WILL RTFACE IVY HILL ROAD AND BE APPROX. HOUSE-50' WIDE AND GARAGE 20'WIDE. DUE TO LOCATION AND VIEW WE WILL BE GETTING FROM THE NORTH, SOUTH AND SOUTH WEST, THE HOME WILL BE FUNCTIONAL AND BE AN ASSET TO THE SUPROUNDING COMMUNITY. TO PERMIT A SETBACK ON THE EAST SIDE FROM 50' TO 30' WOULD NOT INTERFERE NOR DISTRACT FROM THE SURROUNDING PROPERTIES IN ANY WAY.

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 soning regulations and restrictions of Ballioner County adopted pursuant to the Zoning Law For Ballimore County.

Albert Robert Davis SR. Albert Robert Davis Jr. Address 6723 Owner Fary Pal 21039

Rowmber 197 6, that the subject matter of this position be advertised, as required by the Zouling Law of Baltimore County, in two newspapers of general circulation through-out Baltimer's County, that property be posted, and that the public hearing be had before the Zonnia Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore

Zoning Commissioner of Baltimore

STEPHEN E. COLLINS

RECEIVED FOR FILING

ROER DATE

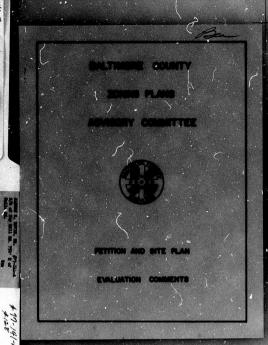
January 14, 1977

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

Res line 138 - 262 - December 25, 187h.
Froperty Owner: Abbert 6, Now's
Location: 195 by Will No. 750' F Folls Food
Existing Econograp R.C. 5
Person: 1,02
Districts: 102
Districts: 1,02
Districts: 1,02

No traffic problems are anticipated by the requested variance to the side vard setback

> Very truly yours, The Carl House Michael S. Flanigan Traffic Engineer Associate



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 26, 1977

COUNTY OFFICE BLDG icholas Commodar cting Chairman

BUPEAU OF

DEPARTMENT OF

BUREAU OF

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMEN

ZONING ADMINISTRATI

INDUSTRIAL DEVELOPMENT

STATE BOADS COM

Albert Robert Davis, Sr. 6723 Queens Ferry Road Baltimore, Maryland 21239

RE: Variance Petition Item 128 Albert R. Davis - Petitioner

Door Mr. Davies

The Soning Diana Advisory Committee has reviewed the plans subsitted with the above referenced potation and has made an on site field inspection of the property. The following commonts 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 and earer of plans or years are all earer of plans or the second plans of the second plans of the second plans of the second plans of the zero second plans of the ze

This unimproved lot (150'x295'), part of a recently approved subdivision, is located on the north side of Ivy Hill Road, east of Falls Road, in the 8th Election District. Adjacent lots to the west are unimproved, while residence exist to the north and east.

This Variance is necessitated by your proposal to construct a dwelling within 30 feet of the east property line in lieu of the required 50 feet.

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

Albert Robert Davis, Sr. Re: Item 128 January 26, 1977 Page 2

certificate, will be forwarded to you in the near future.

Milbb Commodan NICHOLAS B. COMMODARI, Acting Chairman, Zoning Plans Advisory Committee

Enclosure

February 7, 1977

Mr. S. Eric DiNenna, Zaning Commissione Zoning Advisory Committee
Office of Planning and Zoning
Baltimare County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #128, Zoning Advisory Committee Meeting, December 20, 1976, are as follows:

Property Owner: Albert R. Davis
Location: N/S by Hill Road 750* E. Falls Road
Existing Zening: K.C.5
Proposed Zoning: Variance to permit a side serbock of 30 feet in lieu of the required 50 feet
Acres: 1.02
District: 8th

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 mode owner of plans or problems with regard to development plans that may have a

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

Very truly yours,

John L. Winbley Planner III Project and Development Planning



Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 22204

Attention: Nicholas B. Commodari , Chairman Zoning Advisory Committee

Re: Property Owner: Albert R. Davis

Location: N/S Ivy Hill Rd. 750' E Falls Rd.

Zoning Agenda December 20, 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.

Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved read in accordance with Saltinose County Standards as published by the Department of Public Vorke.

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

() 3. The vehicle dead-end condition shown at

EXCESS the maximum allowed by the Fire Department.

() L. The site shall be made to comply with all applicable parts of the Pire Prevention Code prior to occupancy or beginning of operations

() 5. The buildings end atmustures existing or proposed on the site shall ecoply with all applicable requirements of the National Pire Protection Association Standard No. 101 -Life Safety Code*, 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(1) 7. The Fire Prevention Enrous has no comments, at this time.

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Hoted and Approved Approved Statistics that Statistics the Statistics of the Statist



January 10, 1977

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

Comments on Item 128, Zoning Advisory Committee Meeting, December 20, 1976, are as follows:

Property Owner: Location: Existing Zoning: Proposed Zoning: Albert R. Davis 8/8 IV9 Hill Rd. Rd. R.C. 5 Variance to pecual a side methack of 30' in lieu of the required 50'. 1.02 Acres: District:

Percolation tests have been approved for this property. Prior to approval of a building application, a water well must be provided.

Very truly yours,

Thomas H. Devlin, Director
HUREAU OF ENVIRONMENTAL SERVICES

THE /RIW/fth

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	property, and public hearing on the above petition
and it appearing that by reason of the following	g finding of facts that strict compliance with
the Baltimore County Zoning Regulation	ions would result in practical difficulty and
unressonable hardship upon the Petitic	
anreasonable hardship upon the Petiti	ioners
he above Variance should be had; and it furth	her appearing that by reason of the granting of the
	ecting the health, safety and general welfare
	A STATE OF THE STA
7	
to permit a side yard setback	k of 30 feet on the east side
of Lot 5 instead of the requir	red 50 feet should be granted.
Deputy TIS ORDERED by the Zoning Commission	ner of Baltimore County this
	the herein Petition for the aforementioned Variance
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 D	o, from and after the date of this Order, subject Department of Public Works and the Office of
Planning and Zoning.	Dan Mount
E	Departy Soning Commissioner of Raltimore County
Durant to the advertisement marting of m	V property and public hearing on the above petition
and it appearing that by reason of	
	- I I I I I I I I I I I I I I I I I I I
the above Variance should NOT BE GRANTE	
IT IS ORDERED by the Zoning Commission	oner of Baltimore County, this
of, 197, that the ab	above Variance be and the same is hereby DENIED.
	Zoning Commissioner of Baltimore County
	7
	The state of the s
0	
battimore county all cellines of planning and zoning	8
TOWSON, MARYLAND 21204 (301) 494-3351	
Carlo	
I. ERIC DINENNA NG COMMISSIONER	February 18, 1977
Mr. Albert Robert Davis	, Sr.
6723 Queens Ferry Road Baltimore, Maryland 21	239
Battimore,	RE: Petition for Variance N/S of Ivy Hill Road, 750' E of
8.0	N/S of Ivy Hill Road, 750' E of Falls Road - 8th Election District
	Albert Robert Davis, Sr., et al
	Petitioners NO. 77-141-A (Item No. 128)
	The Decision is
Dear Mr. Davis:	al ratter le
I have this date pass	sed my Order in the above captioned matter in
accordance with the atta	ached.

GJM/mc

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

DESCRIPTION FOR VARIANCE

PROPERTY OF ALBERT R. DAVIS, SR. & ALBERT R. DAVIS, JR. 8TH ELECTION DISTRICT

Beginning at a point on the North side of Ivy Hill Road, app_oximately 750 East of Falls Road and known as Lot 5 of "New Glucoster" which is recorded in the Land Records of Saltimore County in Liber 37, Folic 71.

Also known as 1502 Ivy Hill Road.

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 16, 1976

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

Z.A.C. Meeting of: December 20, 1976

Re: Item 128
Property Chemr: Albert H. Davis
Location: M/S Try HIII Hand 750 E Falls Road
Proposed Zoning: Variance to penuit a side setback of 30' in lieu
of the required 50'.

Dear Mr. DiNenna:

NVD/ml

No bearing on student population.

Very truly yours. 10 Tich totrout

: BEFORE THE ZONING COMMISSIONER RE- PETITION FOR VARIANCE N/S of Ivy Hill Rd. 750' E of Falls Rd., 8th District OF BALTIMORE COUNTY

ALBERT R. DAVIS, SR., et al, Petitioner: : Case No. 77-141-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. Hession, III People's Countril County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 3rd day of February, 1977, a copy of the aforegoing Order was mailed to Mr. Albert R. Davis, Sr., 6723 Queens Ferry Road, Baltimore, Maryland 21239, Petitioner.

Jahn W. Herrian out





Texamber 20 1976

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

Comments on Item # /232oning Advisory Committee Meeting. December 20, 1976 are as follows:

Property (emer: Albert R. Davis

Property (wher: Albert R. Davis location: M.S. 1vg Hill Road - 750' E. Palls Road Existing Zoning: R.O. Perposed Zoning: National to permit a side setback of 30' in lieu of the required 50'.

The items checked below are applicable:

A. Structure shall conform to Baltimore County Building Code (B.O.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 walsm 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.

() P. No comment.

G. Requested setback variance conflicts with the Baltimore County Building Code. See Section ______.

Mark E. Sunham

Charles E. Burnham Flans Review Chief CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna, Zoning Commissioner Date February 1, 1977

PROM Norman E. Gerber, Acting Director of Planning

SUBJECT Petition #77-141-A. Petition for Variance for a Side Yard.

North side of Lvy Hill Road 750 feet East of Falls Road Petitioner - Albert Robert Davis, Sr. and Albert Robert Davis, Jr.

8th District

HEARING: Monday, February 7, 1977 (10:30 A.M.)

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

NEG: JGH: De

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 31, 1977

Ben

Micholas 3. Acting Chairm

BUREAU OF

DEPARTMENT OF STATE ROADS CON

BUREAU OF

HEALTH DEPARTURN

PROJECT PLANNING

BOARD OF FRECATION

ZONING ADMINISTRAT

INDUSTRIAL DEVELOPMENT

Albert Robert Davis, Sr. 6723 Queens Ferry Road Baltimore, Haryland 21239

RE: Variance Petition Item 129 Albert R. Davis - Petitioner

Dear Mr. Davis

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you January 26, 1977

Very truly yours,

Michla & Comodan NICHOLAS B. COMMODARI, Planning & Zoning Associate III

NBC:JD Enclosure



January 27, 1977

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Naryland 2120

Re: Item #128 (1976-1977)
Property Owner: Albert R. Davis
N/S Dy Hill Rd., 750° E. Falls Rd.
Existing Zonings RC 5
Proposed Zonings Variance to permit a side a
of 30° in lieu of the required 50°.
Acres: 1.02 District 8th

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

Baltimore County highway and utility improvements are not directly involved. This property is lot 65 of the subdivision plat of "New Gloucester", recorded E.H.K., Jr. 37, Wolio 71.

This property is beyond the Baltimore County Matropolitan District and the Urban Bural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, adopted January 1976, Indicates "Planned Service in 11 to 30 years".

This office has no further comment in regard to the plan submitted for Zoning

PAN. PAN. 1500. 00

ec. R. Horton



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

PERSONAL OF POSTING

Location of property. N/S OF IVY HILL Pd. 750 E OF FAILS Pd.

Posted by Thomas E. Roland Dote of return INN. 28, 1977

MS of Ivy Hill Rd. 750 to - FOF FALLS Pd

Posted for Petition FOR VARIANCE ALBERT R. DAVIS SR.



CERTIFICATE OF PUBLICATION

TOWSON, MD...... January 20 19-7.7 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ourse in week day of February 19 77 the form publication appearing on the 20th day of January





Petitioner

Petitioner's Attorney



77-141-H

Date of Pulling TAN 22 /977

Reviewed by MA



TOWSON, MD. 21204

Jan. 20, 1977

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance -- Davis, Sr. was inserted in the following

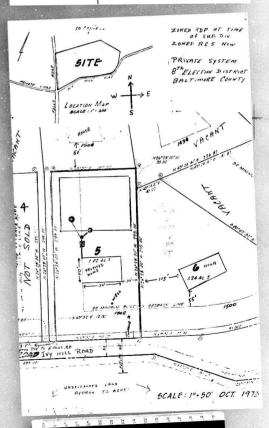
Catagorille Times ☐ Dundalk Times T Essex Times

☐ Suburban Times East

✓ Towson Times Arbutes Times
Community Times Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 7th day of Pebruary 19 77, that is to say, the same was inserted in the issues of Jan. 20, 1977.

> STROMBERG PUBLICATIONS, INC By Da Smink



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APR 2 0 1977