

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 following facts, the Variances requested not adversely affecting the health, safety and general welfare of the community, Variances to permit a lot width of 50 feet for Lot No. 27 instead of the required 55 feet and a side yard setback of 5 feet for Lot No. 118 instead of the required 10 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of April, 1977, that the herein Petition for the aforementioned Variances should be and the same are 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 Office of Planning and Zoning.

Deputy 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 2nd day of April, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. Inez V. Dilworth
Item No. 187
Page 2
March 24, 1977

Please contact Mr. Ted Burnham at 494-3985 and discuss his comment concerning your proposal and its apparent conflict with Section 305.1 of the Baltimore County Building Code.

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, will be forwarded to you in the near future.

Very truly yours,

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

NBC:tk

Enclosure

baltimore county
department of public works
TOWSON, MARYLAND 21204

THOMAS M. MOURING, P.E.
DIRECTOR

April 6, 1977

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

Re: Item #187 (1976-1977)
Property Owner: Inez V. Dilworth
S/W cor. Schroeder Ave. & Slater Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' for Lot 27 and a rear setback of 5' in lieu of the required 30' for Lot 118.
Acres: 2 lots @ 6800 sq. ft.
District: 11th

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:

Schroeder and Slater Avenues, existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on 50-foot rights-of-way. Highway rights-of-way widening, including any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

Sediment Control:

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

Storm Drains:

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.

baltimore county
department of public engineering
TOWSON, MARYLAND 21204
(301) 494-3985

STEPHEN E. COLLINS
DIRECTOR

March 9, 1977

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

Re: Item 187 - ZAC - February 15, 1977
Property Owner: Inez V. Dilworth
Location: SW/C Schroeder Ave. & Slater Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' for Lot 27 and a rear setback of 5' in lieu of the required 30' for Lot 118.
Acres: 2 lots @ 6800 sq. ft.
District: 11th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variance to permit a lot width of 50' in lieu of the required 55' and the rear yard setback.

Very truly yours,

Michael S. Planigan
Traffic Engineer Associate

MSF/11E

baltimore county
department of health
TOWSON, MARYLAND 21204

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

March 8, 1977

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

Dear Mr. DiNenna:

Comments on Item # 187 Zoning Advisory Committee Meeting, February 15, 1977, are as follows:

Property Owner: Inez V. Dilworth
Location: SW/C Schroeder Ave. & Slater Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' for Lot 27 and a rear setback of 5' in lieu of the required 30' for Lot 118.
Acres: 2 lots @ 6800 sq. ft.
District: 11th

Since metropolitan water and sewer are available, no health hazards are anticipated.

Very truly yours,

Thomas M. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TMD:BJW:msh

Item #187 (1976-1977)
Property Owner: Inez V. Dilworth
Page 2
April 6, 1977

Water and Sanitary Sewer:

Public water mains and sanitary sewerage exist in Schroeder and Slater Avenues.

Very truly yours,

CHARLES E. BURNHAM, P.E.
Acting Chief
Bureau of Engineering

DMP/EAP/PWB:us

M-106 Key Sheet
35 SE 23 Pos. Sheet
US 9 P 7500
71 Tax Map

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

March 2, 1977

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 #187, Zoning Advisory Committee Meeting, February 15, 1977, are as follows:

Property Owner: Inez V. Dilworth
Location: SW/C Schroeder Avenue and Slater Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' for Lot 27 and a rear setback of 5' in lieu of the required 30' for Lot 118
Acres: 2 lots @ 6800 sq. ft.
District: 11th

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
John L. Wimbley
Planner III
Project and Development Planning

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEIFERT
DIRECTOR

February 16, 1977

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

Dear Mr. DiNenna:

Comments on Item # 187 Zoning Advisory Committee Meeting, February 15, 1977 are as follows:

Property Owner: Inez V. Dilworth
Location: SW/C Schroeder Ave. & Slater Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' for Lot 27 and a rear setback of 5' in lieu of the required 30' for Lot 118.
Acres: 2 lots @ 6800 sq. ft.
District: 11th

The items checked below are applicable:

- ☒ 1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ 2. A building permit shall be required before construction can begin.
- ☒ 3. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ 4. 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.
- ☒ 5. Wood frame walls are not permitted within 30" of a property line. Contact Building Department if distance is between 30" and 50" of property line.
- ☐ 6. No comment.
- ☒ 7. Requested setback variance conflicts with the Baltimore County Building Code. See Section 305.1.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief
CDB:rgj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 9, 1977

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

Z.A.C. Meeting of: February 15, 1977

RE: Item No: 187
Property Owner: Inez V. Dilworth
Location: SW/C Schroeder Ave. & Slater Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot of 50' in lieu of the required 55' for Lot 27 and a rear setback of 5' in lieu of the required 30' for Lot 118.

District: 11th
No. Acres: 2 Lots @ 6800 sq. ft.

Dear Mr. DiNenna:

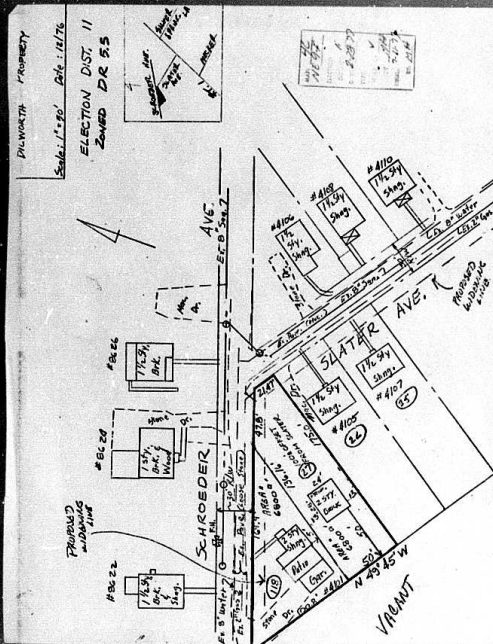
No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NWP/jap

JOSEPH H. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARSHALL M. BUTLER, JR.
THOMAS H. ROYER
MRS. LORRAINE F. CONNORS
RICHARD W. HARTMAN
ALVIN LOROCK
MRS. MILTON B. SMITH, JR.
RICHARD W. TRACY, D.V.M.
ROBERT E. TURELL, SUPERVISOR



CERTIFICATE OF PUBLICATION

TOWSON, MD. March 17, 1977

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 or about the 17th day of April, 1977, the same publication appearing on the 17th day of April, 1977.

THE JEFFERSONIAN

H. Paul Smith
Manager

Cost of Advertisement, \$

OFFICE OF THE
CLERK OF THE
BALTIMORE COUNTY
COURT

OFFICE OF
THE
CLERK OF THE
BALTIMORE COUNTY
COURT

TOWSON, MD 21204 Mar. 17, 1977

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

- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for 500 successive weeks before the 17th day of April, 1977, that is to say, the same was inserted in the issues of Mar. 17, 1977.

STROMBERG PUBLICATIONS, INC.

By *John Strome*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 1 day of Feb. 1977. Filing Fee \$ Received

Check
Cash
Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner *Dilworth* Submitted by *W. Nick Petrovich*

Petitioner's Attorney Reviewed by

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 46463
DATE Mar. 14, 1977 ACCOUNT 01-662
AMOUNT \$25.00
RECEIVED FROM Mrs. Inez V. Dilworth, 1116 Slater Ave., Balto.
FOR \$25.00
Petition for Variance
#77-109-4
\$96 APR 15 250 C MK
VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 3-22-74

Posted for: *Henry M. Dilworth, Jr.* 4-1-1977 3-16-74

Petitioner: *Inez V. Dilworth*

Location of property: *SW/C Schroeder Ave. & Slater Ave.*

Location of Signs: *1 sign posted on SW/C Schroeder Ave. & Slater Ave.*

Remarks: *None*

Posted by: *Mark H. Dilworth* Date of return: 3-24-74

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 46520
DATE April 4, 1977 ACCOUNT 01-662
AMOUNT \$39.25
RECEIVED FROM Mrs. Inez V. Dilworth, 1116 Slater Ave., Balto., Md.
FOR \$39.25
Advertising and posting of property
#77-109-4
\$42 APR 4 3925 MK
VALIDATION OR SIGNATURE OF CASHIER



