

This Variance is necessitated by your proposal to construct an additional dwelling on this property and in effect create two undersized 50' lots. In addition, a request to allow the proposed dwelling within 9' of the westerly property line in lieu of the required 10' is also included.

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 granting of 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 Lots 84 and 85 instead of the required 55 feet, a side yard setback of 9 feet for Lot 84 instead of the required 10 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th 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 day of 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. and Mrs. John D. Hansen, Jr.
Item 175
Page 2
March 24, 1977

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

Enclosures

cc: George W. Stephens, Jr. & Assoc., Inc.
303 Allegheny Avenue
Towson, Maryland 21204

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

March 14, 1977

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

Re: Item #175 (1976-1977)
Property Owner: John & Jane Hansen
Location: S/S 32nd St. 445' E. Hamilton Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 84 and 85 and a side setback of 9' in lieu of the required 10' for lot 84.
Acres: 0.344 District: 14th

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:

32nd Street, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 40-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering.

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 Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage 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 health
TOWSON, MARYLAND 21204

DONALD J. ROOF, 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 #175, Zoning Advisory Committee Meeting, February 8, 1977, are as follows:

Property Owner: John & Jane Hansen
Location: S/S 32nd St. 445' E. Hamilton Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 84 and 85 and a side setback of 9' in lieu of the required 10' for lot 84.
Acres: 0.344
District: 14th

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

Very truly yours,

Thomas B. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THB:BJW:mah

baltimore county
department of public engineering
TOWSON, MARYLAND 21204
(801) 484-2800

STEPHEN E. COLLINS
DIRECTOR

March 9, 1977

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

Re: Item 175 - ZAC - February 9, 1977
Property Owner: John & Jane Hansen
Location: S/S 32nd St 445' E. Hamilton Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 84 and 85 and a side setback of 9' in lieu of the required 10' for lot 84.
Acres: 0.344
District: 14th

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'.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF:jlf

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 484-3211

March 8, 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 #175, Zoning Advisory Committee Meeting, February 8, 1977, are as follows:

Property Owner: John & Jane Hansen
Location: S/S 32nd St. 445' E. Hamilton Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 84 and 85 and a side setback of 9' in lieu of the required 10' for lot 84.
Acres: 0.344
District: 14th

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. Wimbley
Planner III
Project and Development Planning

Item #175 (1976-1977)
Property Owner: John & Jane Hansen
Page 2
March 14, 1977

Water and Sanitary Sewers:

Public water supply and sanitary sewerage exist in 32nd Street. Additional fire hydrant protection is required in the vicinity.

Very truly yours,

ELIZABETH M. DEVER, P.E.
Chief, Bureau of Engineering

END:JAN:MSH

cc: J. Somers
W. Muschel

J-NE Proj Sheet
11 NE 19 Plan Sheet
NE 1 E Topo
89 Tax Map

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 484-2810

JOHN D. SEIFERT
DIRECTOR

February 10, 1977

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

Dear Mr. DiNenna:

Comments on Item #175 Zoning Advisory Committee Meeting, February 8, 1977 are as follows:

Property Owner: John & Jane Hansen
Location: S/S 32nd St. 445' E. Hamilton Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 84 and 85 and a side setback of 9' in lieu of the required 10' for lot 84.
Acres: 0.344
District: 14th

The items checked below are applicable:

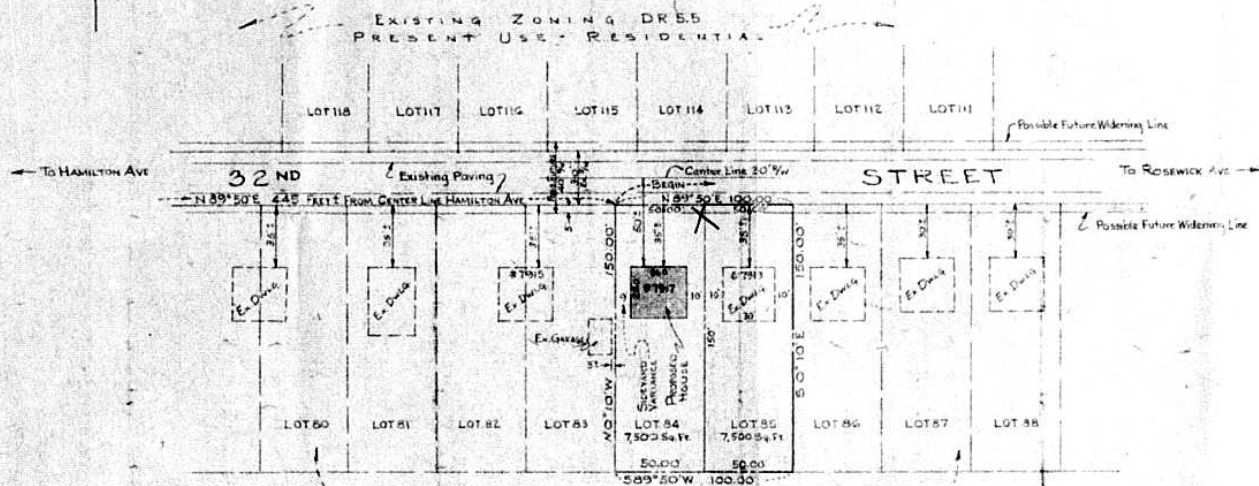
- ☒ A. Structure shall conform to Baltimore County Building Code (1970 Edition and the 1971 Supplement and other applicable codes).
- ☒ B. A building permit shall be required before construction can begin.
- ☒ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Professional 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,

Mark E. Lumbham
Charles E. Durbin
Plans Review Chief
CDH:rrj



LOCATION MAP
Scale: 1" = 20.00'



NOTE: LOT NUMBERS & SUBDIVISION LINES ARE AS SHOWN ON A PLAT ENTITLED "ROSEDALE FARMS" DATED MARCH 1920, AND RECORDED AMONG THE PLAT RECORDS OF BALTO. CO. IN PLAT BOOK WPC 5 FOLIO 61.

VARIANCE REQUESTS ARE AS FOLLOWS:

- Lot No 84
Prop House #791
- (1) TO PERMIT A LOT WIDTH OF 50 FEET RATHER THAN THE REQUIRED 55 FEET.
(2) TO PERMIT A SIDEYARD OF 9 FEET RATHER THAN THE REQUIRED 10 FEET.
- Lot No 85
Ex House #7919
- (1) TO PERMIT A LOT WIDTH OF 50 FEET RATHER THAN THE REQUIRED 55 FEET.

GENERAL NOTES

- (1) AREA TRACT 0.344 ACRES (LOTS 84 & 85)
(2) EXISTING ZONING DR 5.5
(3) SEWER & WATER ARE AVAILABLE IN 32ND STREET.
(4) PROPOSED HOUSE TO BE CONSTRUCTED ON SAME FRONT YARD SETBACK AS HOUSES ADJACENT TO SITE.



Thomas G. Jacobs 1/11/77
NORMAN G. SAGES, P.L.S. 1/6/70 DATE

PLAT TO ACCOMPANY ZONING PETITION
FOR VARIANCE REQUESTS TO MINIMUM
LOT WIDTH (LOTS 84 & 85) AND TO SIDE
YARD (LOT 84) IN AN EXISTING DR 5.5 ZONE
SOUTH SIDE 32ND STREET
ROSEDALE FARMS

BALTO. CO., MD
SCALE: 1" = 50'

ELECT. DIST. NO. 14
JANUARY 21, 1977