PETITION FOR ZONING VARIANCE 17-193.8 FROM AREA AND HEIGHT REGULATIONS

we John and Jone Hansen legal owners of the property situate in Baltin and which is described in the description and plat situated hereto and made a part her

hereby polition for a Variance from Section. 1. BO.2.3.02. to Permit A lot vidth, of 50 feet for lots 84 and 85 and to permit side year of 9 feet.

on lot 84 in lieu of 10 feet

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

- 1) Lot purchased 23 years ago by John Hansen, Sr., my father, for purpose of building a home on it later on.
- 2) Lot transferred to our names from my parents for purpose of building a
- 3) Neighborhood is old. All lots are 50 feet wide.

See attached description

John D. Harre 10 Bucheve Pu Bout COCKETSHUE, MD. 21030 Protestant's Attorney

oner of Baltimore County, this 8th

NE3E

1-9/7

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric DiNenna, Zoning Commissioner Date. March 18, 1977 Norman E. Gerber, Acting Director of Planning

Petition #77-192-A. Petition for Variance for Lot Widths and Side Yard. South side of 32nd Street 445 feet East of Hamilton Avenue. Petitioner - John D. Hansen, Jr. and Jane Hansen

14th District

HEARING: Monday, April 4, 1977 (10:45 A.M.)

chensive planning factors requiring comment

MEG:JOH: rw

RE: PETITION FOR VARIANCE S/S of 32nd St. 445' E of Homilton Ave., 14th D'arrich

JOHN D. HANSEN, JR., et ux,

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

. Cose No. 77-192-A

...... ORDER TO ENTER APPEARANCE

ant 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.

John W. Heasian, II John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204

I HEREBY CERTIFY that on this 30th day of March, 1977, a capy of the aforesold Order was smiled to Mr. and Mrs. John D. Hansen, Jr., 10 Beehive Place, Apt. F, Cockeysville, Maryland 21030, Petitions

John 7). Hersian II



April 7, 1977

Mr. & Mrs. John D. Hansen, Jr. 10 Beehive Place, Apt. F Cockeysville, Maryland 21030

RE: Petition for Variances S/S of 32nd Street,445' E of Hamilton Avenue -14th Election District John D. Hansen, Jr., et ux Petitioners NO. 77-192-A (Item No. 175)

Dear Mr. & Mrs. Hansen:

I have this date passed my Order in the above captioned matter in

GB/me Attachments

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

feet to the place of beginning. Containing 0.144 acres of land, more or less.

Description 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 "Rosedale Farme"

Being known, and designated Lots 84 and 85 as shown on a plat ent tile "Rosedale Farms" recorded in Plat Book W.P.C. v folio 61.

Beginning for the same at a point on the south side of 12nd fire-

an existing 30 foot right-of-way, said point being North 89° 50' East

distant 445 feet more or less from the intersection formed by the ext

of said south side of 12nd Street with the center line of Manilton Avenue running thence along the south side of said 32nd Street (1) North 80° 40°

East 100.00 feet, thence leaving said street /21 South 0* 10' hart 15 30

feet (3) South 89° 50' West 100.00 feet and (4) North 0° 10' West 150.00

Manue 9 hls 1-/2

Bar

BALTIMORE COUNTY

ZCAMIG PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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

Your Petition has been received and accepted for filing

Nicholas B.

Commedar

BURLAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE BOADS COMM BUREAU OF

MEALTH DEPARTMENT

PROTECT PLANNING

BUILDING DEPARTM BOARD OF EDUCATION ZUNING ADMINISTRA

INDUSTRIAL DEVELOPMENT

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 24, 1977

Mr. and Mrs. John D. Hansen, Jr. 10 Beehive Place, Apt. F Cockeysville, Maryland 21030

RE: Variance Petition Item No. 175 John D. & Jane Hansen -

Dear Mr. and Mrs. Hansen:

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 appropriate Insec comments are not intended to indicate the appropriate ness of the rooming action requested, out to assure that all parties are made aware of plans or problems with regard to the develop-ment plans that may have a osaring 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

Located on the south side of 32nd Street approximately 445' east of Hamilton Avenue, this site consistfof two 50' lots improved actions single dwe' isig. Adjacent properties are zoned D. R. 3, 5 and improved will similar type uses.

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 projecty, 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
	urressosble hardship upon the Petitioners
	the above Variance abould be had; and it further appearing that by reason of the granting of
•	the Variances requested not adversely affecting the health, safety and general
1	wellare of the community, Variances to permit a lot width of 50 feet for Lots
1	84 at 85 instead of the required 55 feet, a side yard setback of 9 feet for Lot 84
•	instead of the required IO feet should be granted. IS ORDERED by the PERFO Commissioner of Rultimore County this
	Pursuant to the advertisement, posting of property and public hearing on the above putities and it appearing that by reason of
	the above Variance should NOT BE GRANTED.
	IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
	of, 197, that the above Variance be and the same is hereby DENIED.

Mr. S. Eric DiNenna, Zoning Commissioner Mr. S. Eric Dinenna, Zoning Cor Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Comments on Item \$175, Zoning Advisory Committee Meeting, February 8, 1977, are as follows"

Property Owner: John and Jane Hansen
Legation: S/S 32nd St. 445' E. Hamilton Avenue Existing Zonling: D.R.5.5 Proposed Zonling: Oxfrance to permit for widths of 50° in liteu of the required 55° for lots 84 and 85 and a side serbock of 9° in lieu of the required 10° for lot 84.

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

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

Very truly yours.

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

This petition is accepted for filing on the date of the en-closed 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,

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

cc: George W. Stephens, Jr. & Assoc., Inc. 303 Allegheny Avenue Towson, Maryland 21404

March 14, 1977

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

> Re: Item #175 (1976-1977) Item #175 (1976-1977)
> Froperty Onne: John & Jame Hansen
> 5/8 J2nd St. 445° E. Hamilton &ve.
> 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.
> Acress 0.344 District; 1481.

END - FAM - PMR - no

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.

22nd 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 videncing, including any necessary revertible essement for injone, will be registed in connection with any grading or building permit application. Purther information may be obtained from the Baltimore County Bursace of Engineering.

Development of this property through stripping, grading and stabilization could result in a sodiment 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.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creeting any maismose 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 (actilities, would be the full responsibility of the Petitioner).

TOWSON, MARYLANE 21204

**Lem #175 (1976-1977)

Property Owner: John & Jane dansen
Page 2

March 14, 1977

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

Usurate D. I Kenter

ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

Water and Sanitary Sewer:

J-NE Key Sheet 11 NE 18 Pos. Sheet

NE 3 E Topo 89 Tax Map

Mr. 5. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 2120h

Comments on Item # 175 Zoning Advisory Committee Neeting, February 8, 1977

Property Open:
John & Jane Bassen
Jostining Zenine:
Jane 31, 135 E. Besilton Ave.
Existing Zenine:
Proposed Zening
Froylored Zening
Froylored Zening
Jostining
Jostini

February 10, 1977

The items checked below are applicable:

X i. Structure shall conform to Baltimore County Building Gode (5.0.0.8.) 1970 Edition and the 1971 Supplement and other applicable codes.

 (\overline{X}) B. A building permit shall be required before construction can begin.

 $(\underline{\chi})$ C. Three sets of construction drawings will be required to file an pplication for a building permit.

D. Three sets of construction drawings with a registered Maryland Architect or Segimen's original seal will be required to file an application for a building permit.

E. Wood frace walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 0'0" of property line.

(_) G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Plans Review Chief CEB:rrj

Mark E. Sunham

TOWSON MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Comments on Item 175, Zoning Advisory Committee Meeting, February 9, 1977, are as follows:

Property Owner | John & Jane Hanson | State |

March 8, 1977

District:

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

Very truly yours,

Them 1 xenin Thomas H. Devlin, Director RUZEAU OF ENVIRONMENTAL SERVICES

THD: RJW: mah.

March 9, 1977

Re: Item 175 - ZAC - February 9, 1977 Item 175 - ZAC - February 9, 1977
Property Owner: John & Jame Bansen
Location: 8/8 Jand St 465° 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
83 and a side setback of 9° in lieu of the
required 10° for lot 54.

Acres: 0.344 District: 14th

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. Flanigan

Traffic Engineer Associate

MSF/jlf

March 17, 1977

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance-- Hansen, Jr.

- ☐ Towson Times ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for <u>One</u> successive weeks before the 4th day of April 19 77, that is to say, the same was inserted in the issues of March 17, 1977.

STROMBERG PUBLICATIONS, INC.

	1.2.1	١.
BY	at Smin	Ľ

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., carexiscences nt one time summers wasks before the hth appearing on the _____17th .day of _____ March _____ 10...77.

THE JEFFERSONIAN,

Cost of Advertisement, \$_____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue

JAW. 1977.	Filing Fee	s 25.	Received	_Uch
				Ca
		10 1	11	ot
	/	Almi di	Janna	_
		S. Eric DiNen: Zoning Commis:		3
Petitioner MANSE	N	Submitted by	J.14	NSEX
Petitioner's Attorne		Revi	ewed by	3C
* This is not to be	interpreted a	s acceptance	of the Peti	tion fo

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY #77-192-16

District 140	Date of Posting 3-17-77
Posted for: Meaning mon.	4. 4. 1972. 6. 16:45 A.M.
Petitioner: The De Han	uu/
	Il 445' Earl of Hamilton ore
Location of Siene / Sugar Con	Id to Theat It Between 70,500 2019
S/s x 322/ St	Let in Vocant Let Below 2915 of 7919
Remarks:	
Posted by Mul H His	2. Date of return: 3-24-22

OFFICE O	ORE COUNTY, MAR F FINANCE - REVENUE ANEOUS CASH REC	DIVISION	No.	46523
DATE	April 4, 1977	ACCOUNT_	01-662	
		AMOUNT_	\$50.5°	
theort.	John D. Ham wille, Md. 21030 sing and posting 192-A	sen, Jr. 1	10 Beehive Pl.	, Apt. P

BALTIMORE COUNTY, MARYLAND OFFICE OF FINAN REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Mar. 14, 1977 ACCOUND1-662

AMOUNT \$25.00

25.0 CMSF

PACTIVED John D. Hansen Jr. 10 Beehive Pl, Apt. P Cockeysville, Md. 21030 For Patition for Variance #77-192-A

68971. 15

VALIDATION OR SIGNATURE OF CASHIER

