

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 and it hereby appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit a front yard setback of 15 feet instead of the Variance required 30 feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this April 1, 1977, that 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 Department of Public Works and the Office of Planning and Zoning.

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 April 1, 1977, that the above Variance be and the same is hereby DENIED.

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 following finding of facts, that in accordance with the power granted unto the Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that the use herein requested will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations and, therefore, the Special Hearing to approve a revision to the original Special Exception granted by Case No. 4887-X, said revision to consist of minor exterior remodeling of the existing building, enclosure of front porch and filling in small open area, approximately 5' x 15', situated in the side yard present structure, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this April 1, 1977, that the herein Petition for the aforementioned Special Hearing, 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 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 Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this April 1, 1977, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 5, 1977

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

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

Mr. T. R. Caltrider
Apt. #B-5, 740 Canterbury Circle
Towson, Maryland 21204

RE: Variance and Special Hearing Petitions
Item No. 143
T. R. Caltrider - Petitioner

Dear Mr. Caltrider:

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.

The subject property currently improved with both a two-story dwelling and a two-story combination office and residence with accessory parking, is located on the northwest corner of Walker Avenue and Foley Lane in the 3rd Election District. Adjacent properties consist of residences to the east, retail uses to the west, and office use to the north, respectively.

This hearing is necessitated by your proposal to expand the existing office use, granted as a result of Case No. 4887-X, by enclosing the open front porch and adding to the side of the existing dwelling.

Mr. T. R. Caltrider
Item No. 143
Page 2
April 5, 1977

The site plan should be revised to reflect the comments of the Office of Project and Development Planning.

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 R. COMMODARI
Acting Chairman, Zoning
Plans Advisory Committee

NBC:tk

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 434-3211

February 17, 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 #143, Zoning Advisory Committee Meeting, January 11, 1977, are as follows:

Property Owner: T.R. Caltrider
Location: NE/C Walker Avenue and Foley Lane
Existing Zoning: D.R.16
Proposed Zoning: Variance to permit a front setback of 15' in lieu of the required 30' and a front setback to 35' from the center of the street in lieu of the required 50' and a Special Hearing to revise Case No. 4887-X to allow exterior remodeling

Acres: 0.20
District: 3rd

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.

The parking area should be changed to eliminate vehicles backing into Foley Lane and to create additional parking spaces. The site plan must also be revised to show the required screening where the parking area is adjacent to residential premises.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 434-3500
STEPHEN COLLINS
DIRECTOR

February 1, 1977

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

Re: Item 143 - 2AC - January 11, 1977
Property Owner: T. R. Caltrider
Location: NE/C Walker Ave & Foley Ln.
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a front setback of 15' in lieu of the required 30' and a front setback to 35' from the center of the street in lieu of the required 50' and a Special Hearing to revise Case No. 4887-X to allow exterior remodeling.

Acres: 0.20
District: 3rd

Dear Mr. DiNenna:

No major problems are anticipated by the requested variance to the front setback.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

ME:FW

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

February 17, 1977

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

Re: Item #143 (1976-1977)
Property Owner: T. R. Caltrider
W/E cor. Walker Ave. & Foley Ln.
Existing Zoning: DR 16
Proposed Zoning: Variance to permit a front setback of 15' in lieu of the required 30' and a front setback to 35' from the center of the street in lieu of the required 50' and a Special Hearing to revise Case No. 4887-X to allow exterior remodeling.
Acres: 0.20 District: 3rd

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

Walker Avenue, an existing public street, is proposed to be further improved in the future as a 20-foot closed section roadway as a 50-foot right-of-way. Highway improvements, including highway right-of-way widening and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The alleyways in this area are being subjected to more intensive use as a result of the transition in land use. The status of the existing 20-foot alleyway along the westerly side of this property, indicated on the submitted plan as "Foley Lane" is unknown and assumed to be private. It is the responsibility of the Petitioner to ascertain and clarify his rights in and thereon. This lane should be improved in the future as a 20-foot commercial type alley on a minimum 22-foot right-of-way. Right-of-way widening, including any necessary reversible easements for slopes will be required to accomplish such reconstruction. Further information may be obtained from the Baltimore County Bureau of Engineering.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control

Development of this property through striping, 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 striping of top soil.

Item #143 (1976-1977)
Property Owner: T. R. Caltrider
Page 2
February 17, 1977

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

Water and Sanitary Sewer

Public water main exists in Walker Avenue and public sanitary sewerage exists in Walker Avenue and the alleyway, "Foley Lane" (Drawing #11-132, File 1). Additional fire hydrant protection is required in the vicinity.

Very truly yours,

Edward M. Dwyer, P.E.
Edward M. Dwyer, P.E.
Chief, Bureau of Engineering

END:EM:PM:es

cc: M. Munchel

P-E Ray Sheet
29 MM 21 Box, Sheet
MM & P Topo
78 Tax Map

January 17, 1977

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

Comments on 143, Zoning Advisory Committee Meeting, January 11, 1977, are as follows:

Property Owner: T.R. Caltrider
Location: 8400 Walker Ave. & Foley Lane
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a front setback of 15' in lieu of the required 30' and a front setback of 35' from the center of the street in lieu of the required 50' and a Special Hearing to revise Case No. 4887-3 to allow exterior remodeling.

Acres: 0.20
District: 3rd

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

Very truly yours,
John M. Kevin
Thomas L. Kevin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TLD/SLP/rhs

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nicholas R. Cummings, Chairman
Zoning Advisory Committee

Re: Property Owner: T. R. Caltrider

Location: 8400 Walker Ave. & Foley Lane
Item No. 143

Zoning Agenda January 11, 1977

Continues:

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as shown.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *St. Pelly* Noted and Approved: *James McKeon*
Planning Group Special Inspection Division Acting Deputy Chief of Fire Prevention Bureau

January 11, 1977

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

Dear Mr. DiNenna:

Comments on Item # 143 Zoning Advisory Committee Meeting, January 11, 1977 are as follows:

Property Owner: T.R. Caltrider
Location: 8400 Walker Ave & Foley Lane
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a front setback of 15' in lieu of the required 30' and a front setback of 35' from the center of the street in lieu of the required 50' and a Special Hearing to revise Case No 4887-3 to allow exterior remodeling.

Acres: 0.20
District: 3rd

The items checked below are applicable:

- (x) A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes, Occupancy & Fire Department. A building permit shall be required before construction can begin.
- (x) 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.
- (x) 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. Load 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. Burham
Charles E. Burham
Plans Review Chief
CER:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: January 6, 1977

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

Z.A.C. Meeting of: January 4, 1977

RE: Item No: 143
Property Owner: T.R. Caltrider
Location: 8400 Walker Ave. & Foley Lane
Present Zoning: D.R. 16
Proposed Zoning: Variance to permit a front setback of 15' in lieu of the required 30' and a front setback of 35' from the center of the street in lieu of the required 50' and a Special Hearing to revise Case No. 4887-3 to allow exterior remodeling.

District: 3rd
No. Acres: 0.20

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrosich
W. Nick Petrosich,
Field Representative

WNP/bp

JOSEPH H. MCDONALD, CHAIRMAN
V. HARVEY MILLER, JR., VICE-CHAIRMAN
MARCOUS M. MITCHELL
THOMAS H. BRYAN
WES LUDWIG, J. JACQUES
RODOLPH W. HARTMAN
ALVIN LORECK
WESLEY W. H. SMITH, JR.
WILLIAM W. TUCKER, JR.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 24, 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 _____ at _____ a.m. time _____ 12th day of _____ April, 1977, the said publication appearing on the _____ day of _____ 1977.

W. Paul Smith
Manager

Cost of Advertisement, \$ _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 22 day of _____ 1976. Filing Fee \$ 22.00. Received _____ Check _____ Cash _____ Other _____

St. Pelly
S. Eric DiNenna,
Zoning Commissioner

Petitioner *T.R. Caltrider* Submitted by *T.R. Caltrider*
Petitioner's Attorney _____ Reviewed by *St. Pelly*

* 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

DATE: April 18, 1977 ACCOUNT: 01-662

AMOUNT: \$57.25

RECEIVED FROM: Thomas R. Caltrider, Apt. #B-5, 710-5700 Cumberly Circle, Towson, Md. 21204

FOR: Advertising and posting of property #77-505-1878

\$57.25 RECEIVED 5725

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

BOARD OF EDUCATION OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: MARCH 26
Posted for: PETITIONS FOR VARIANCE TO SPECIAL HEARING
Petitioner: T.R. CALTRIDER
Location of property: NE COR. OF WALKER AVE AND FOLEY LANE
Location of Sign: EBENT # 6 WALKER AVE
Remarks: _____
Posted by: *Thomas R. Caltrider* Date of return: MARCH 31, 1977

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Mar. 21, 1977 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Thomas R. Caltrider, Apt. #B-5, 710-5700 Cumberly Circle, Towson, Md. 21204

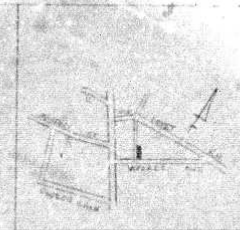
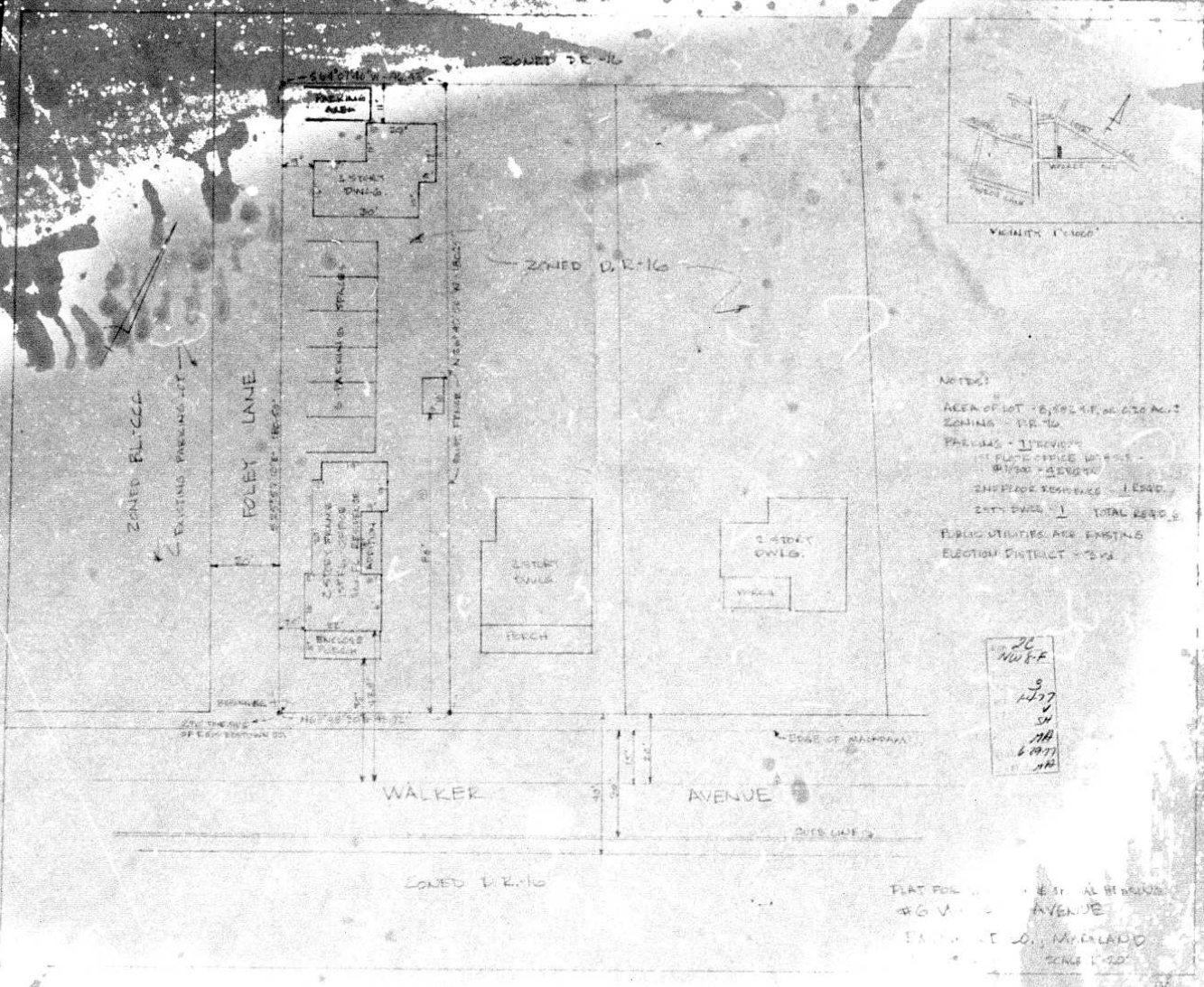
FOR: Petition for Variance and Special Hearing #77-505-1878

\$25.00 RECEIVED 2500

VALIDATION OR SIGNATURE OF CASHIER



JUL 28 1977



VICINITY 1"=100'

NOTES:
 AREA OF LOT - 8,592 S.F. OR 0.20 AC.
 ZONING - D.R.-16
 PERMITS - 11 REQUIRED
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