PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

Marns
I, or we, Charles, i.e., Boris, H., Jegal owner...of the property situate in Soltimore may and which is described in the description and plat attached herets and made a part hereof.

settion for a Variance from Section 1804.3 B.3 to parmit side setbacks of 23 feet and 28 feet in lieu of the required 50 feet.

in an R.C. 5 Some

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

Lot was subdivided prior to existing zoning and, therefore, is only 100 feet wide. Addition is to be utilized for additional living quarters, including bedroom living room & dining room with existing structure to be used as a family room. Unless variances are granted, it would be impossible to construct the proposed addition.

Property is to be posted and advertised as prescribed by Zoning Regulations.

When we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this size of the properties of the properties of the country adjusted and restrictions of the Country adopted pursuant to the Zoning Law For Baltimore County.

Hour Di Harns Charles J. Warns S. Charles L. Warney least Owner 10 34

, 1977 at 10:15 o'clock

12 9

June 2, 1977

Mr. & Mrs. Charles L. Warns 8613 Richmond Avenue Baltimore, Maryland 21234

RE: Petition for Variances N/S of Holly Beach Avenue, 700' E of Henrietta Avenue - 15th Election District Charles L. Warns, et ux -Petitioners No. 77-233-A (Item No. 214)

I have this date passed my Order in the above referenced matter.

Copy of said Order is attached.

Very truly yours.

15/ S. ERIC DI NENNA

SED/erl

ORDER RECEIVED FOR FILING

TITE

cc: John W. Hessian, III, Esquire

RE: PETITION FOR VARIANCE N/S of Helly Beach Ave. 700' E of : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNT

CHARLES L. WARNS, et un, Pet'Honors : Case No. 77-233-A

......

ORDER TO ENTER APPEARANCE

ant to the authority contained in Section 524.1 of the Baltimore County Charter, I to reby enter my appearance in this proceeding. You are requested to notify sering date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection ther

Charles E. Kountz, Jr.

Un 70 Hayen FF John W. Hessian, III People's Counsel County Office Building

I HEREBY CERTIFY that on this 25th day of May, 1977, a copy of the ofcregoing Order was mailed to Mr. and Mrs. Charles L. Warns, 8613 Richmond Avenue, Beltimore, Maryland 21234, Petitioners.

> John W. Herring John W. Hessian, III



BATIMORE COUNTY, MARRAND

S. Eric DiRenna, Zoning Commissioner Date May 24, 1977 Norman E. Gerber, Acting Director of Planning

summer Petition #77-233-A. Petition for Variance for Side Yards.

15th District

HEARING: Wednesday, June 1, 1977 (10:15 A.M.)

There are no comprehensive planning factors requiring comment on this

SEG: JOH: P

DESCRIPTION FOR VALIANCE

PROPERTY OF CHARLES L. & MORIS M. WARNS

15TH FLECTION DISTRICT

Beginning at a point on the Worth side of Bolly Beginning at a point on the Worth side of Benris ta Avenue and Room as Lots 23 and 24 as shown on the plat of "Bolly Beach", which is recorded in the Land Records of Baltimore Councy in Liber 4, Polico 182.

Also known as 248 Holly Beach Road.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE ALIM.
III * Clearped Av.
Typese Maryland 21200
icholas_{sco} B.
Commoderi

SUREAU OF

DEPARTMENT OF

BUREAU OF PIRE PREVENTION MEATTH DETAILEN PROJECT PLANNING BUILDING DEPARTMEN BOARD OF FRICK ATTON INDUSTRIAL

Mr. Charles L. Varns Mrs. Doris M. Warns 8613 Richmond Avenue Baltimore, Maryland 2!234

RE: Variance Petition Item No. 214 Petitioner - Charles L. Warns

Dear Mr. & Mrs. Warns:

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

May 25, 1977

These comments are not intended to indicate the 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 arranges of the appropriatives of the requested soning.

Located on the north side of Holly Beach Road approximately NGO and of Honrietta Avenue in the approximately NGO and to Honrietta Avenue in the currently improved with two fremds deallings and gerage. Adjacent properties are similarly zoned and improved videvilings to the east and west while vacant tarm land devilings to the east and west while vacant tarm land the contract of the contract that the contract and addition to the rear of one of the existing dwellings and thereby create a resultant side setback of 23 in 11 me of the required 50 .

Particular attention should be afforded the comments of the Bureau of Engineering concerning the proposed right-of-way of Holly Beach Road as well as the elevation

Mr. Charles L. Warns Page 2 Item No. 214 May 25, 1977

limitations placed on first floor levels of residential waterfront developments. This latter information can be obtained by contacting Mr. Tod Burnham at 494-3987.

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

Chairman Zoning Plans Advisory Committee

NBC:rf

very truly yours. NICHOLAS B. COMMODARI.

ng that by reason of the following finding of facts that strict compliance with nore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the show Varianceshould 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 side yard setbacks of 23 feet and 28 feet in lieu of the required 50 feet, in a R.C. 5 Zone, should be granted. T IS ORDERED by the Zoning Commissioner of Bultimore County, thisJune, 197 7 . that the herein Petition for the aforementioned Variancer should be and the same is GRANTED, from and after house of this Order, subject to the approval of a site plan by Zoning Commissioner of Baltimore County subject to the approval of a site plan by Department of Public Works and Fice of Planning and Zoning, rsuant to the advertisement, posting of property and public hearing on the above petition DATE the shows Variance should NOT BE GRANTED iT IS ORDERED by the Zoning Commissioner of Baltimore County, this, 197 ... that the above Variance be and the same is hereby DENIED Zoning Commissioner of Baltimore County



NTON M. MOURING, P.E. May 9, 1977

Hr. S. Bric DiMenna Soning Commissioner County Office Building Towson, Maryland 21204

No: Item 9214 (1976-1977)
Property Owner: Challes L. & Doris M. Marns
M/M Bolly bach Md. 700° R. Manzietta Ave.
Esisting Soning: MacCo.
Proposed Soning: Marsons to permit side setbacks of 23°
and 28° in lies of the required 50°.
Acress 100° x 20° District. 1986

Dear Mr. DiMenna;

T.e 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.

molly meach hand, an existing public road, is proposed to be improved in the future as a 30-foot cined type roadway on a 50-foot right-of-way. Higher right-of-way widening, including any necessary rewertible essements for slopes will be required in connection with any greating or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilisation 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 muisances or damages to adjacent properties, sepecially by the concentration of surface vaters. Correction of any probles which say result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The property to be developed is located adjacent to the water front. The Pattitioner is advised that the proper sections of the Battimore County Building Code sust be followed whereby slewation limitations are placed on first floor levels of residential and commercial development and other specific construction features are required.

Item 0214 (1976-1977) Property Owner: Charles L. 6 Doris H. Wern Page 2 Nav 9, 1977

Mater and Sanitary Sewer:

Public water main exists in Holly Beach Road. This property is utilizing private onsite sawage disposal.

The Baltimore County Comprehensive Sewerage Plan, adopted January 1976, indicates "Planned Service" in 11 to 30 years in this area, which is beyond the Orban Rural

Very truly yours,

C. Tale Wouth of Mino

DOMALD W. TUCKER, P.E.

Acting Chief, Bureau of Engineering

DWT : EAM ; FWR : 68

ZZ-NW Key Sheet 4 & 5 SE 44 Pos. Sheets SE 1 & 2 K Topo 95 Tax Map baltimore county affice of planning and zoning 170WSON MARY (AND 21264 13911-494-3211

April 19, 1977

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

Dear Mr. DiNenna

Comments on Item #214, Zaning Advisory Committee Meeting, March 29, 1977, are as follows

Property Owner Charles Land Davis M. Warm.
Lacetian: N/S Hally Beach Road 700° E. Hernietta Avenue
Eskiting Zaning R. C. - 5
Proposed Zaning Variance to permit side setbacks of 23° and 28° in lieu of the required 50°.
Acres: 100 x 20°.
Johnsel: 154.

This affice has reviewed the subject petition and affers 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 fuctors requiring comment.

Very truly yours.

And I Wimbley

battmare county department of traffic engineerin 10/450M MARYLAND 21204 5/129/HLX COLLINS DRIKETOR DRIKETOR

May 17, 1977

Mr. Eric S. DiNenna Zoning Comm sloner 2nd Floor, Courthouse Towson, MD 21204

Re: Item 214 - ZAC - Merch 29, 1977
Property One: Charlas L. & Dorls H. Warns
Location: MS polly lagach Ad 7001 C Meriath Ave,
Expensed Zoning Variance to peralt 10e setbecks of 23 and 28.
In Flex of the required 50 - 207
District: 15th

Dear Mr. DiMenna

No traffic problems are anticipated by the requested variance to the

Sincerely,

Auchard S. Flanigen
Associate Traffic Engineer

MSF/j1f



DONALD J ROOP M D M P H UTY STATE AND COUNTY HEALTH OFFICER

April 17, 1977

Mr. S. Bric DiNenna Office of Planning and Zoming County Office Building Towson, Maryland 21204

Dear Mr. DiNenna

Comments on 214, Zoning Advisory Committee Meeting, March 29, 1977, are as follows:

Property Owner; Charles L. & Duris M. Name Location: My Skilly Seach Md. 700' E Henrietta Ave, Mc. 5 Proposed Zwings: Variance to permit gide astronke of 23' and Acres: 100' a 20' in lies of the required 50'.

Metropolitan water is available. Disposal system appeared to functioning properly.

Very truly yours,

And A KCAThomas H. Devlin, D. rector
FURRAU OF ENVIRONMENTAL SERVICES

THD/HVb/ftn



CHRISTIAN

March 2t, 1977

Mr. . Eric DiSenna, Zoning Commissioner Office of Flanning and Zoning County Office Building Townon, Naryland 21/04

Dear Mr. DiNenna:

omments on Item # 214Zoning Advisory Committee Meeting, March 29, 1977 are as follows:

Property Coner: Charles L. & Boris M. darms 5/2 molly seech Bond 700' S. menr, etta Ave. District Working Working S. S. 5
Proposed Zoning: Mardace to permit side setWacks of 23' and 78' is lieu of the required 59'.

Acres: 100 X 207' District: 15th

The items checked below are applicable:

(X & structure shall conform to Baltimore County Building Code (8.0.7.5.)
1970 Edition and the 1971 Supplement and other applicable codes.
(X) B. A building permit shall be required before construction can begin.

(X) C. Three sets of construction drawings will or 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 . building permit.

E. Wood frame walls are not pormitted within 3'0" of a property .ine. Contact Bullding 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 ______.

Very truly yours,

Mark E. Suntam

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND 21204

Date: March 25, 1977

Mr. 5. Eric DiAenra Coming Commissioner Baltimore County office Building Towson, Maryland 21204

2.Ast. Meeting of: March 29, 19"

RE Item No. 244
Property County: Chartes L. 5 Deris M. Barns
Property County: Medij Beach Rd. 700' I Henrietts Vice
Present Conner. R. 100' Proposed Ioning. R. Variance to permit role exhibits of 25' and
25' and 100' Property County County

District 15th No. Acres: 100 x 20°

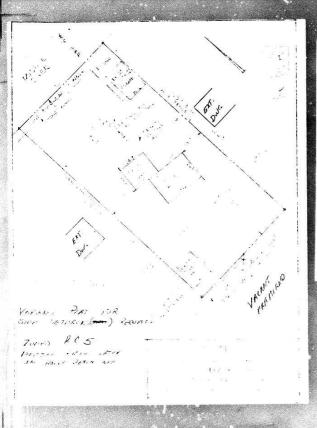
Dear Mr. DiNonn

So bearing on student population.

Very truly sours,

I'mal Thoul

NAP / NO



BALTIMORE COUNTY OFFICE OF PLANNING AND 7 NING

Count/ Office Building iil W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received . this 02 MER 1977. Filing Fee 5 05

Petitioner Whele's Submitted by Ma it's Reviewed by Neri Petitioner's Attorney

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

CERTIFICATE OF PUBLICATION

10.77

THE JEFFERSONIAN.



CIMIES NEWSPADERS

TOWSON, MD. 21204

May 16

Petition for Variance--k 15th Dist. THIS IS TO CERTIFY, that the annexed advertisement of

was inscried in the following

☐ Catonsville Times

☐ Towson Times

Dundalk Times Essex Times

☐ Arbutus Times ☐ Community Times

() Suburban Times Fast

Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for 1 successive weeks before the 1 day of June 1977, that is to say, the same was inserted in the issues of

May 12, 1977

STROMBERG PUBLICATIONS, INC.

EALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

	(6)	
DEPARTMENT OF BA	LTIMORE	
Townen, Mary	and .	

District 25 🛩 Board for Maring half show I'm you a for an I'M Petitioner 7. in 1. Parking leration of property left of Henry Land on G. Lawrello . creation of Signs I down with the Deat of how to be the things Act was and a region Remarks

Protect by Z ... by 1/2.

Petitioner's Attorney

Planning & Zoning Associate III

BALTIMOPE COUNTY MARY: AND - IF OF FINANCE REVENUE DIVISION WIS EL ANEOUS CASH RECEIPT

... June 1, 1977 01-662

\$h0.75

Charles L. Warns 8613 Biohmond Ave., Balto., Md.

Advertising and posting of property

4 .75%

No. 51768



BALTIMORE COUNTY MARYLAND MISCELLANEOUS WISH RECEIPT \$25.00 Charles L. Warns, S613 Richested Ave., Belto. 21234 Patition for Variance #77-233-4 2005

00 - 1 LANGET OF THE STOLE OF THE ASSESSED.

