

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 the proposed variance 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 finding of facts, the Variance requested not adversely affecting the health, safety and general welfare of the community, Variances to permit lot widths of 50 feet instead of the required 100 feet on Lots 121, 122, and 123, and side yard setbacks of 8 feet and 9 feet for existing houses on Lot 122 should be granted.

It is ORDERED by the Zoning Commissioner of Baltimore County this 19th day of May, 1977, that the above Variance 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 following finding of facts, that the proposed variance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner:

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of May, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 31, 1977

Mrs. Anna May Dixon
13215 Miles Road
Baltimore Maryland
21226

RE: Variance Petition
Item No. 223
Petitioner - Anna May Dixon

Dear Mrs. Dixon:

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 ensure 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.

Located on the southeast side of Miles Road approximately 248' southeast of Greenbank Road in the 15th Election District, this D.R. 3-5 zoned site, consisting of three (3) 50-foot lots, is improved with a single family dwelling. Adjacent properties surrounding this site are similarly zoned and are also improved with individual dwellings.

This Variance is necessitated by your proposal to construct two (2) dwellings on lots 1221 and 1223 with 50-foot road frontage, thereby leaving the existing dwelling on a 50-foot lot and creating side setbacks for the existing dwelling of 8' and 9' in lieu of the required 10'.

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It should be noted at this time that it appears that this property may lie within an Environmental Protection Area as shown on the Interim Development Control Map, and therefore will be subject to the applicable requirements of Bill 12-77.

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 60 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Cowdrey
NICHOLAS B. COWDREY
Chairman
Zoning Plans Advisory Committee

ENC:1f



May 19, 1977

Mr. Eric S. DiMenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, MD 21204

Re: Item 223 - SAC - April 12, 1977
Property Owner: Anna May Dixon
Location: SE/2 Miles Rd. 240.8' SW Greenbank Rd.
Existing Zoning: D.R. 3-5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 100' and side setbacks of 8' & 9' in lieu of the required 10' for Lot 122.

Acres: 0.689
District: 15th

Dear Mr. DiMenna:

No traffic problems are anticipated by the requested variance to permit lot widths of 50 feet.

Sincerely,

Michael S. Flannan
Michael S. Flannan
Associate Traffic Engineer

MSF/11f



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

May 9, 1977

Re: Item 223 (1976-1977)
Property Owner: Anna May Dixon
S/2 Miles Rd. 240.8' SW Greenbank Rd.
Existing Zoning: D.R. 3-5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 100' and side setbacks of 8' and 9' in lieu of the required 10' for Lot 122.
Acres: 0.689 District: 15th

Dear Mr. DiMenna:

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:

Miles Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

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.

Storm Drainage:

The petitioner must provide necessary drainage facilities (temporarily 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.

The property to be developed is located adjacent to the water front. The petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential and commercial development and other special construction features are required.

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Water and Sanitary Sewer:

A public water main and sanitary sewer exist in Miles Road. Additional fire hydrant protection is required in the vicinity.

Very truly yours,

Donald W. Tucker
DONALD W. TUCKER, P.E.
Acting Chief, Bureau of Engineering

DMT:BAH/PMB/RS

cc: W. Munchel

MS-SW Key Sheet
29 NE 50 Pol. Sheet
NE 8 & 9 Top
84 Tax Map



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

April 14, 1977

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

Dear Mr. DiMenna:

Comments on Item 223, Zoning Advisory Committee Meeting, April 12, 1977, are as follows:

Property Owner: Anna May Dixon
Location: SE/2 Miles Rd. 240.8' SW Greenbank Rd.
Existing Zoning: D.R. 3-5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 100' and side setbacks of 8' & 9' in lieu of the required 10' for Lot 122.
Acres: 0.689
District: 15th

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

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

ENC:1f

VALIDATION OR SIGNATURE