PETITION FOR ZONING VARIANCE PROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF RAZITMORE COUNTY:

street setback of 10 feet in lieu of the required 25 feet and Section 1801.2.0.3 Setback of 30 feet from the centerline of the street in line

Of. the REQUIRES. 50. feet Restino 303.1. 20 persit: 30 feet from front proof the Zening Regulations of Baltimore County, to the Zening Law of Baltimore County; for the
Salveing resource indicate hardship or precited difficulty)

11m instead of the average 35 feet.

Section I BOZ.3.Cl requires a 30' setback to the right of way line thus making Lota 1, 2 and part of 3 as shown on a plat entitled Catonaville Manor, Plat 1.Block 13 mon-Builable Gout to the total width of resisting tota.

Garrett Street, which is a side street, does not exist, is not the only means of access to other lots and at the present time, it is not the intent of Baltimore County Department of Public Works to construct this street

Bee attached description

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

L or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this country and problem of the properties of the state of the bound by the soning regulations and restriction of Ballimore County adopted pursuant to the Zoning Law For Ballimore County.

Sta May Devene V 1 SI29 VENTWOR RD PASADENA Mb. 21122

Address 1505 Rowers Wor Ro

WOODLANN MS. 21207

, 1977..., that the subject matter of this petition be advertised, as of Baltimere County, in two newspapers of general circulation through-

7/18/77

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 18, 1977

M's. Ida May Devise 1505 Rawlings Well Road Woodlawn, Maryland 21207

RE: Variance Petition
Tem No. 211
Petitioner - Ida May Devise

Dear M's. Devise:

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

These comments are not intended to indicate the appropriate agreement are not intended to indicate the appropriate agreement and the second are not intended to indicate the appropriate agreement and the second are reported 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, zoned D.R. 5.5 and consisting of a vacant wooded lot, is located on the southeast corner of Johnnycake Road and Garrett Street (unieprove) in the lat Election District. Adjacent properties are similarly zoned and improved with individual dwellings.

This Variance is necessitated by your proposal to construct a dwelling on this lot (52 feet wide) within 10 feet of the right-of-way of Garrett Street in lieu of the required 25 feet.

The site plan must be revised to indicate the pro-posed 60-foot right-of-way of Johnnycake Road, and if a Variance to the iront setback is required, the petition forms must be altered accordingly. In addition and in view of the fact that the subject property is less than

July 20, 1977

Year truly wante

M's. Ida May Devise

NBC:rf

55 feet wide, the ownership of the adjoining property as well as a verification of the length of time that this lot has existed, must be indicated.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

cc: Boender Associates, Inc. Ellicott City, Maryland 21043

Very truly yours,

Richelo & Commodan

Chairman Zoning Plans Advisory Committee

NICHOLAS B. COMMODARI.

DESCRIPTION FOR VARIANCE PROPERTY OF IDA MAY DEVISE 1ST ELECTION DISTRICT

Beginning at a Foint on the Southeast corner of Johnycake Road and Garrett Street (paper etreet) and Romown as locis 1, 2, and part of 3, Blook 13, as shown in the Land Records of Baltimore County in Liber 6, Folio 109.



THORNTON M. MOURING, P.E. DIRECTOR

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

Item #211 (1976-1977) Item 8011 (1976-1977)
Property Owner: Ide May Devise
Property Owner: Ide May Devise
Risking Debniyeske Mt. 6 Garrett St.
Risking Debniyeske Mt.
Risking Debniyeske M

Dear Mr. DiNenna

The following comments are furnished in regard to the plat so mitted to this office for review by the Zoning Advisory Committee in oremection with the subject item.

Johnnycake Road, an existing public road, is proposed to be improved in the future as a 41-foot closed section roadway on a 60-foot right-of-way.

Garrett Street, an unimproved road, if improved in the future as a public road, roposed to be as a 30-foot closed section roadway on a 40-foot (minimum) right-of-way.

Highway right-of-way widening, including a fillet area for sight distance at the intersection and any necessary revertible easements for slopes, will be required in connection with any grading or building parmit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, demaping private and public holdings downstream of the property. A grading parmit is, travefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to present creating any muisances or damages to adjacent properties, especially by the concentration or time water. Correction of vary problem shelfs the set of the proper gradient of the contract of the

Item #211 (1976-1977) Property Owner: Ide May Davise Page 2 May 9, 1977

Water and Sa Itary Sewer:

Public water mains and manitary severage exist in Johnnycake Road. Additional fire hydrant protection is required in the vicinity.

This property is tributary to the Dead Run-Gwynno Falls Sanitary Sewer System 'ubject to State Health Department regulations.

Very truly yours Donald W. Sucker January Donald W. FOCKER, V. E.
Acting Chief, Burgar of Prejneering

DWT: EAK: PWR: V

RECEIVED

icholas_{co} B. Commodar cting Chairman

BUREAU OF FNGINEERING DEPARTMENT OF

STATE ROADS COS BUREAU OF HEALTH DEPARTMENT PROIECT PLANNING

BUILDING DEPARTMEN BOARD OF EDUCATION ZONING ADMINISTRATION INDUSTRIAL DEVELOPMENT



April 19, 1977

Mr. Eric S. Dilnema, Zoning Con Zoning Advisory Committee Office of Planning and Zoning Bathimore County Office Building Towson, Maryland 21204

nts on Item #211, Zoning Advisory Committee Meeting, March 29, 1977, are as follows:

Property Corner: Ide May Devise Location. \$E/C bithmycole Bood and Garrett Street Easting Carding. D.18.5.5 Proposed Zoning: Verlance to parentin c side street sethack of 10° in lieu of the required 23° and a sethack of 30° from the center of the street in lieu of the required 50°. Acres: 32.00 x 177.35 \$3.40° 133.79

This office has reviewed the subject petition and offers the following comments. This comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that old parties are made aware of plans or problems with negard to development plans that may have a

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

Very truly yours,

John L. Wimbley
Planner III



April 12, 1977

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

Comments on 211, Zoning Advisory Committee Meeting, March 29, 1977, are as follows:

Ida May Devise SE/C Jonnycake Rd. & Garrett St. D.R. 5.5

NR. 5.5

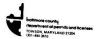
Yaziance to permit a side street setback of 10' in lieu of the required 35' and a setback of 30' from the center of the street in lieu of the required 50', 52.00/52.61 x 127.55/134.59 lat

Metropolitan water and sewer are available. A large amount of trush, debris and litter on this lot is to be cleaned up.

Very truly yours.

Thomas H. Devlin, Director EURRAU OF ENVIRONMENTAL SERVICES

THD/HVB/fth



JOHN D SEYFERT

March 28, 1977

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Boning County Office Building Towson, Maryland 21200,

Dear Mr. DiNenna:

Comments on Item # 211 Zoning Advisory Committee Meeting, March 29, 1977 are as follows:

Property Order: Ma Pay Duvise
location: 3/6 Johnnycake Bank & Gurrett Street
Existing Soning-France to peant a side street settles of 10' in lies of the
required 20' and a setback of 30' from the center of the street
Acces: 20.60 20.25

Matriott 121 121 20.25

Matriott 121 121 2020

The items checked selow are applicable:

(I) A. Structure shall conform to Baltimore County Building Code (2.0.C.i.) 1970 Edition and the 1971 Supplement and other applicable codes.

 $(\overline{\underline{\mathbf{X}}})$ 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.

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

E. Wood frame walls are not permitted within 3'(' of a property line. Octact Avilding Department if distance is between 3'0" and 6'0" of prc, my line.

() 6. Requested setback variance conflicts with the Baltimore County Building Code. See Section

Very truly yours,

Mark E. Sunham 19 B

Charles E. Burnham Plans Review Chief CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Zoning Commissioner of Baltimore County

Date: March 25, 1977

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

ORDER

Z.A.C. Heeting of: March 29, 1977

RE: Item No: 211

Property Onner: Ida May Devise
Location: SE/C Johnnycake Md. & Garrett Street
Present Zoning: D. R. S.

Proposed Zoning: Variance to permit a side street setback of
In John Street South Control of the street in lieu
of the required 50'.

District:1st No. Acres: 52.00 x 127.55

Dear Mr. DiNenna:

MNP/bp

Very truly yours, W. Wie found W. Nick Petrovich.

ROGEN B. HAYDEN -----

Bear BALTIMORE COUN NING ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeate Ave. Towars, Maryland 21204 Nicholag B. Commodar

BUREAU OF

DEPARTMENT OF TRAFFIC ENGINEERIN STATE ROADS COMME BUREAU OF PIRE PREVENTION HEAT TH DED ARTHERS

PROJECT PLANNING BOARD OF FRICATION ZONING ADMINISTRATI INDUSTRIAL DEVELOPMENT

Dear M's. Devise:

M's. Ida May Devise 1505 Rawlings Well Rd. Woodlawn, Maryland 21207

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you on May 18, 1977 under the above referenced subject.

Very truly yours, Metho B Connolar.

May 20, 1977

NICHOLAS B. COMMODARI, Planning & Zoning Associate III

RE: Variance Petition Item No. 211 Petitioner - Ida May Devise

NBC:JD Enclosure

cc: Boender Associates, Inc. Ellicott City, Maryland 21043



Hay 17, 1977

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

Item 211 - ZAC - Merch 29, 1977
Property Gener: Ide May Devise
Location: Sack Johnnycask Rose J Garrett St.
Location: Sack Johnnycask Rose J Garrett St.
Proposed Zoning: Verlance to permit a side stroet setbeck of 10° in Item
the required 25° and a setback of 30° from the center
of the street in Item of the required 50°.
Acres: \$7.00 127.55

Acres: 52.00 127.55 52.61 x 134.99 District: 1st

No traffic problems are anticipated by the requested variances to the side yard and the setback from the center of the street.

Michael S. Flanigan
Associate Traffic Engineer



JOHN D. SEYFFERT

June 14. 1977

ht. S. Eric Dikenta, Zonius Commissioner Office of Planning and Funine County Office Building Towson, Maryland 21204

The items checked below are applicable:

(X) B. A building permit shall be required before construction can begin.

(I) 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 Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

(X) S. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department ir 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,

Charles & Sumban Charles E. Burnham Plans Review Chief CEB:rri

BALTIMORE COUNTY, MARYLAND

TO. S. Eric DiNenna, Zoning Commissioner Date June 30, 1977

FROM Norman E. Gerber, Zoning Commissioner

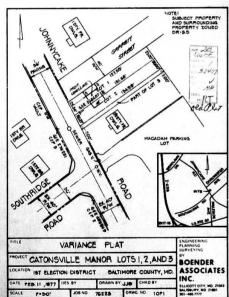
Petition #78-1-A. Petition for Variance for Side and Pron. Yards.

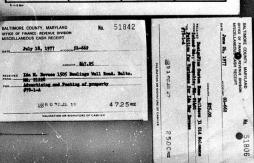
Southeast corner of Johnnyuake Road and Garrett Street Petitioner - Ida May Deveme

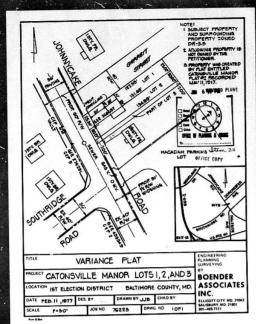
Monday, July 18, 1977 (10:00 A.M.)

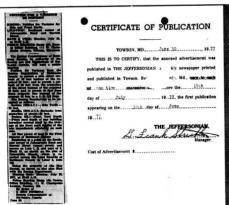
There are no comprehensive planning factors requiring comment on this netition.

lat District













TOWSON, MD. 21204 June 30

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Ida May Devese

☐ Towson Times
☐ Arbutus Times
☐ Community Times Catonsville Times
Dundalk Times
Essex Times
Suburban Times East

weekly newspapers published in Baltimore, County, Maryland,

once a week for one successive weeks before the lat day of July 19.72, that is to say, the same was inserted in the issues of June 30, 1977 STROMBERG PUBLICATIONS, INC. By Foth Burger

BALTIMERE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Srie Diffenna, Zoning Commissioner Page June 30, 1977

FROM Norman E. Gerber, Zoning Commissioner

Petition #78-1-A. Petition for Variance for Side and Front Yards. Southeast corner of Johnnycake Foad and Garret: Street Petitioner - Ide May Devene

Monday, July 18, 1977 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this potition.

● 1-SIGN

78-1-A

CERTIFICATE OF POST THERT OF BALTIMORS

Date of Posting July 2, 1977 Posted for PETITION FOR VARIANCE Petitioner: IDA M. Derese Location of property SE/COR OF JOHNNYCOME Rd AND GARREN ST Location of Signe SE/COR OF JOHNNYCOKE RS. AND GARRETT ST. Remarks:
Posted by Huszana L. Raland Date of return. July 8,1977
Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 15th day of 1977 Filing Fee \$ 25 . Received Check

Petitioner Add-May Sures Submitted by Jane H (Bank Asse) Petitioner's Attorney____ Reviewed by Oren ottle

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

M's. Ida May Devise 1505 Rawlings Well Road Woodlawn, Naryland 21207

Item No. 211

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition does not meet the Zoning Commissioner's requirements for filing, as per attached.

Owner(s) Name: Ida May Device Reviewed by: Nicholas B. Commodari
co: Boendar Associates, Inc.
Ellicott City, Maryland 21043

BEFORE THE ZONING COMMISSIONER SE/corner of Johnnycoke Rd. and Garrett St., 1st District

IDA M. DEVESE, Petitioner : Case No. 78-1-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner

Pursuant to the authority contained in Section 524, Laf the Baltimore County Charter I hereby enter my appearance in this proceeding. You are requested to notify me of any learing 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 & Kount Or. Charles E. Kountz, Jr. Decuty People's Counsel

PETITION FOR VARIANCE

John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 6th day of July, 1977, a copy of the aforegoing Order was mailed to Ms. Ida M. Devese, 1505 Rowlings Well Rond, Wood! wn, Maryland

John W. Hessian, III



County Office Building 111 W. Chesapeake Ave. Townon, Maryland 21204

Your Petition has been received and accepted for filing

Petitioner S Attorney

BALTIMORE COUNTY OFFICE OF PLANNING & SONING

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

Your Petition has been received and accepted for filing the day of June 1977.

H's Ida May Device

Petitioner B Attorney

OCT 27 1977