

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 fact that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners

the above Variance should be had, and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community,

a Variance to permit a lot width of 50 feet instead of the required 55 feet

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of September, 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.

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 Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of September, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 8, 1977

COUNTY OFFICE BLDG.
1117 N. CHARLES ST.
TOWSON, MARYLAND 21204
Nicholas B.
Commodari
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRANSPORTATION
STATE BOARD OF COMMISSIONERS
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Mr. Marlin I. Ellenberger
Mrs. Eunice H. Ellenberger
2406 Lodge Farm Road
Baltimore, Maryland 21219

RE: Variance Petition
Item No. 20
Petitioner - Marlin Ellenberger
Eunice Ellenberger

Dear Mr. & Mrs. Ellenberger:

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, which is zoned D.R. 5.5, is located on the west side of Lodge Farm Road approximately 667 feet north of Blevins Road in the 15th Election District. The adjacent D.R. 5.5 properties are also improved with single family dwellings and an unimproved wooded area.

The aforementioned site, which contains three (3) 50 by 203 foot lots, is currently improved with an existing single family dwelling. This Variance is required due to the proposal to construct a new dwelling on two of the currently vacant lots. A

Mr. Marlin I. Ellenberger
Mrs. Eunice H. Ellenberger
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Item No. 20
August 8, 1977

Variance for a lot width of 50 instead of the required 55 foot lot width is needed for the existing dwelling and to accommodate the new construction.

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 B. Commodari
Chairman
Zoning Plans Advisory Committee

MRS DIANA IYER
Planning & Zoning Associate III

NBC:DI:rf

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

August 16, 1977

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

Re: Item #20 (1977-1978)
Property Owner: Marlin I. & Eunice H. Ellenberger
W/S Lodge Farm Rd. 667.88' N Blevins Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.
Acres: 0.234 District: 15th

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

Lodge Farm 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. Highway right-of-way widening including any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

Xenia Road, as indicated, is an unimproved "paper street". No improvements are proposed. It is the responsibility of the Petitioner to ascertain and clarify his rights therein.

Sediment Control

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

Storm Drains

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

Item #20 (1977-1978)
Property Owner: Marlin I. & Eunice H. Ellenberger
Page 2
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Storm Drains (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem may result, due to improper grading or improper installation of drainage facilities, will be the full responsibility of the Petitioner.

Water and Sanitary Sewer

Public water and sanitary sewerage exist in Lodge Farm Road and serve the present dwelling. Additional fire hydrant protection is required in the vicinity.

Very truly yours,

Eric S. DiNenna
THORNTON M. MOURING, P.E.
Chief, Bureau of Engineering

END:EAM:FWH:iss

cc: W. Munchel
A-NE Key Sheet
26 SE 32 Pos. Sheet
SE 7 1/2 Topo
111 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(801) 438-3211

August 11, 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 #20, Zoning Advisory Committee Meeting, July 26, 1977, are as follows:

Property Owner: Marlin I. & Eunice H. Ellenberger
Location: W/S Lodge Farm Road 667.88' N Blevins Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.
Acres: 0.234
District: 15th

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.

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

Very truly yours,

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

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

August 1, 1977

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

Dear Mr. DiNenna:

Comments on Item #20, Zoning Advisory Committee Meeting, July 26, 1977, are as follows:

Property Owner: Marlin I. & Eunice H. Ellenberger
Location: W/S Lodge Farm Rd. 667.88' N Blevins Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.
Acres: 0.234
District: 15th

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

Very truly yours,

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

TED/KS/rhs

August 9, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item 20 - ZAC - July 26, 1977
Property Owner: Marlin I. & Eunice H. Ellenberger
Location: W/S Lodge Farm Rd. 667.88' N. Blevins Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.
Acres: 0.234
District: 15th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to permit a lot fifty feet wide.

Sincerely,

Michael S. Flanagan
Michael S. Flanagan
Associate Traffic Engineer

MSF/jlf

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

Attention: Nicholas Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Marlin I. & Eunice H. Ellenberger

Location: W/S Lodge Farm Rd. 667.88' N. Blevins Rd.

Item No. 20

Zoning Agenda July 26, 1977

Enclosure:

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 100 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 _____
RETAINS 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.
- () 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 "Fire Safety Code", 1970 edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *Charles E. Sullivan*
Planning Group
Special Inspection Division

Noted and Approved: *George M. Haggett*
George M. Haggett
Fire Prevention Bureau

July 19, 1977

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

Dear Mr. DiNenna:

Comments on Item # 20 Zoning Advisory Committee Meeting, July 26, 1977 are as follows:

Property Owner: Marlin I. & Eunice H. Ellenberger
Location: W/S Lodge Farm Road - 667.88' N. Blevins Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.
Acres: 0.234
District: 15th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 edition and the 1971 Supplement and other applicable codes.
- ☒ 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 Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☒ E. Wood 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,

Charles E. Sullivan
Charles E. Sullivan
Planning Review Chief
(301) 494-3610

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 27, 1977

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

S.A.C. Meeting of: July 26, 1977

RE: Item No. 20
Property Owner: Marlin I. & Eunice H. Ellenberger
Location: W/S Lodge Farm Road 667.88' N. Blevins Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.

District: 15th
No. Acres: 0.234

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NSP/BP

JOSEPH H. MCGOWAN, PRESIDENT
T. MARSHALL HALL, JR., VICE-PRESIDENT
MARSHALL H. HARRIS

THOMAS H. ROYER
MRS. LORRAINE F. CHURCH
ROGER W. HARRIS
ROBERT W. DUBEL, REPRESENTATIVE

ALVIN LORICK
MRS. MILTON H. SMITH, JR.
RICHARD W. TRACY, D.M.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Mr. Marlin I. Ellenberger
County Office Building
Mrs. Eunice H. Ellenberger 111 W. Chesapeake Ave.
2406 Lodge Farm Road Towson, Maryland 21204
21219

Item #20

Your Petition has been received and accepted for filing
this 19th day of July 1977.

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner Marlin I. Ellenberger

Petitioner's Attorney

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#77-76 A

District: 15th Date of Posting: 7-11-77
Posted for: Henry Sept. 1st 1977 to 10:00 A.M.
Petitioner: Marlin I. Ellenberger
Location of property: W/S of Lodge Farm Rd. 667.88' N. Blevins Rd.
Location of Sign: Lodge Farm Rd. 667.88' N. Blevins Rd.
Remarks: George M. Haggett
Posted by: Mel H. Hays Date of return: 7-16-77
Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 12th day of July 1977. Filing Fee \$ 25.00 Received ☒ Cash ☐ Other

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner Marlin I. Ellenberger
Petitioner's Attorney Marlin I. Ellenberger
Reviewed by: *Nicholas B. Commodari*

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

Mr. Marlin I. Ellenberger gave the o.k. to this to be processed as soon as possible, to have the hearing set within 30 days of receipt of the petition.
DiNenna

UNIMPROVED WOODED AREA NO DWELLING

XENIA ROAD
UNIMPROVED
PAPER ROAD

100'-0"

50'-0" 50'-0"

Two 50' x 203' lots

NO DWELLING

Group AS
2404 1002 Area (8)

• ← to the corner
of BLEVINS AVE.

667.8E

24. *Linnaea borealis*

Unimprovement

Wooded Area

No Duelling

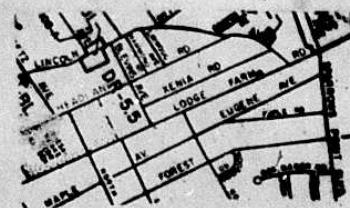
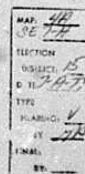
Plot Plan

② 24% LOOSE FARM ROAD
BALTIMORE Co. MD. 2129
DISTRICT - 15
PRECINCT - 35

• SCALE: 1" = 20'-0"
PROPERTY & ADJACENT PROPERTY ZONED B-2
PUBLIC WATER & SEWER

Unimproved Woods & Field
Area

No DUELLING



WATER LINE

72. 10. 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839.

• *Simulium*