

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 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, the Variance to permit a rear yard setback of 25 feet in lieu of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of November, 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 the site plan by the Department of Public Works and the Zoning Commissioner of Baltimore County 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 17th day of November, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

18-574

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

November 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 #40, Zoning Advisory Committee Meeting, August 23, 1977 are as follows:

Property Owner: Walter C. & Salvatrice C. Davidson
Location: N/S Pennsylvania Ave. 60' W. Washington Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 25' in lieu of the required 30'.
Acres: 0.117
District: 13th

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

KS:msh-

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 434-3550

STEPHENE COLLINS
DIRECTOR

September 23, 1977

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

Re: Item No. 40 - SAC - August 23, 1977
Property Owner: Walter C. & Salvatrice C. Davidson
Location: N/S Pennsylvania Ave. 60' W. Washington Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 25' in lieu of the required 30'.
Acres: 0.117
District: 13th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the rear setback.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSP/kan

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

September 15, 1977

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

Re: Item #40 (1977-1978)

Property Owner: Walter C. & Salvatrice C. Davidson
N/S Pennsylvania Ave. 60' W. Washington Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 25' in lieu of the required 30'.
Acres: 0.117 District: 13th

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:

Pennsylvania Avenue, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway on the existing 50-foot right-of-way, shown on the "Revised Plat of Rosemont" (W.P.C. 7 Folio 100), of which this property comprises a redivision and portion of lots 30 through 33, Block "R".

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 Drainage:

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 and sanitary sewerage are serving this property. Additional fire hydrant protection is required in the vicinity.

Very truly yours,

Edward A. Dineen, P.E.
Edmund M. Dineen, P.E.
Chief, Bureau of Engineering

END: EAM: PWR: ss
CC: M. Munchel

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

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

Attention: Mr. Connors, Chairman
Zoning Advisory Committee

Re: Property Owner: Walter C. & Salvatrice C. Davidson

Location: N/S Pennsylvania Ave. 60' W. Washington Ave.

Item No. 40

Zoning Agenda August 23, 1977

Gentlemen:

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 _____

REMOVED 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 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comment at this time.

Reviewed: A. J. Gell
Bureau Chief
Special Inspection Division

Noted and Approved: George M. Maganeth
Bureau Chief
Fire Prevention Bureau

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 434-3211

September 20, 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 #40, Zoning Advisory Committee Meeting, August 23, 1977, are as follows:

Property Owner: Walter C. & Salvatrice C. Davidson
Location: N/S Pennsylvania Avenue 60' W. Washington Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 25' in lieu of the required 30'.
Acres: 0.117
District: 13th

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. Wimbley
Planner III

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 434-3610

JOHN D. SEYFERT
DIRECTOR

August 18, 1977

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

Dear Mr. DiNenna:

Comments on Item # 40 Zoning Advisory Committee Meeting, August 23, 1977 are as follows:

Property Owner: Walter C. & Salvatrice C. Davidson
Location: N/S Pennsylvania Ave. 60' W. Washington Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 25' in lieu of the required 30'.
Acres: 0.117
District: 13th

The items checked below are applicable:

- (X) A. Structure shall conform to Baltimore County Building Code (B.C.C.) 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 may 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) E. Wood frame walls are not permitted within 10' 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. Burdick
Charles E. Burdick
Plans Review Chief
CDB:rj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: August 25, 1977

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

Z.A.C. Meeting of: August 23, 1977

RE: Item No: 40
Property Owner: Walter C. & Salvatrice C. Davidson
Location: N/S Pennsylvania Ave. 60' N. Washington Ave.
Present Zoning: R.R. S.S.
Proposed Zoning: Variance to permit a rear setback of 25
in lieu of the required 30'.

District: 13th
Sq. Acres: 0.117

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/tpg

RECEIVED BY: MICHAEL J. STROMBERG
1. DEPOSED: BALTIMORE, MD. 21204
MANAGER OF PUBLICATIONS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 9 day of
August 1977 Filing Fee \$ 25.00 Received Check

☒ Cash
☐ Other

Petitioner Davidson Submitted by Mr. Davidson
Petitioner's Attorney Reviewed by

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

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th Date of Posting: Oct. 13, 1977

Posted for: PETITION FOR VARIANCE

Petitioner: WALTER C. DAVIDSON, JR.

Location of property: S/S of PENNA. AVE. 60' W. of WASHINGTON ST.

Location of Signs: FRONT 2923 PENNA. AVE.

Remarks: By Thomas K. Boland

Posted by: Signature Date of return: OCT. 21, 1977

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 13, 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., once in each
of one time successive weeks before the 13th day of
October 1977, the last publication
appearing on the 13th day of October 1977.

THE JEFFERSONIAN

Cost of Advertisement: \$

MICROFILMED

OFFICE OF TIMES NEWSPAPERS

TOWSON, MD 21204 October 13, 1977

THIS IS TO CERTIFY that the annexed advertisement of
Petition For Variance-Walter C. Davidson Jr.
was inserted in the following

- | | |
|--|---|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☒ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before the
14th day of October 1977, that it was the same
was inserted in the issues of October 13, 1977.

MICROFILMED

STROMBERG PUBLICATIONS, INC.

By *Stromberg*

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

No. 51872

DATE: August 9, 1977 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: Cash (Walter C. Davidson 2923 Penna. Ave.)
Baltimore, Md. 21227

FOR: Petition for a Variance MICROFILMED

250000

VALIDATION OR SIGNATURE OF CASHIER

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

No. 51867

DATE: Oct. 31, 1977 ACCOUNT: 03-662

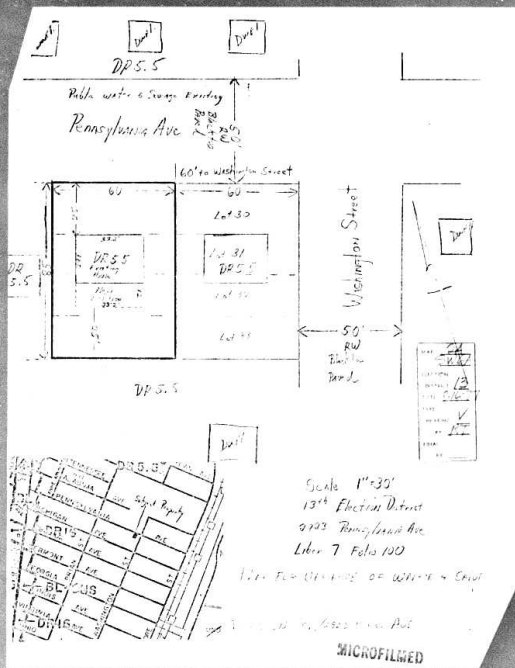
AMOUNT: \$10.00

RECEIVED: Walter C. Davidson, Jr. 2923 Penna. Ave.
Baltimore, Md. 21227

FOR: Advertising and posting of property MICROFILMED

400000

VALIDATION OR SIGNATURE OF CASHIER



BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 25, 1977

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

Z.A.C. Meeting of: August 23, 1977

RE: Item No: 40
Property Owner: Walter C. & Salvatrice C. Davidson
Location: N/S Pennsylvania Ave. 60' N. Washington Ave.
Present Zoning: D.R. S.5
Proposed Zoning: Variance to permit a rear setback of 25
in lieu of the required 30'.

District: 13th
No. Acres: 0.117

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich

W. Nick Petrovich,
Field Representative

BNP/tpj

JOSEPH H. McILWAIN, President
T. BARBARA HILLMAN, Jr., Vice President
MARILYN W. WITKOWSKI, Secretary

THOMAS H. BOWEN
MRS. CLARENCE F. CHITTENDEN
ROBERT W. HARTMAN

ALVIN LORNECK
MRS. WILTON R. SMITH, Jr.
RICHARD W. TRACY, D.D.M.

ROBERT B. TROTT, Administrator

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 9 day of
August 1977 Filing Fee \$ 25.00 Received Check
X Cash
Other

Petitioner Davidson Submitted by Mr. Davidson
Petitioner's Attorney Reviewed by

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

MICROFILMED

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: OCT. 15, 1977

Posted for: PETITION FOR VARIANCE

Petitioner: WALTER C. DAVIDSON, JR.

Location of property: S/S of PENNA. AVE. 60' W. of WASHINGTON ST.

Location of Sign: FRONT 2923 PENNA. AVE.

Remarks: Thomas K. Boland

Posted by: Signature Date of return: OCT. 21, 1977

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 13, 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 one week
at one time, sixteen weeks before the 13th day of
October, 1977, the last publication
appearing on the 13th day of October, 1977.

THE JEFFERSONIAN

L. L. Smith

Cost of Advertisement, \$ 10.00

MICROFILMED

OFFICE OF TIMES NEWSPAPERS

TOWSON, MD 21204 October 13, 1977

THIS IS TO CERTIFY, that the annexed advertisement of
Petition For Variance-Walter C. Davidson Jr.
was inserted in the following

- | | |
|--|---|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☒ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland,
once a week for one successive weeks before the
14th day of October, 1977, that is to say, the same
was inserted in the issues of October 13, 1977.

MICROFILMED

STROMBERG PUBLICATIONS, INC.

By: E. J. Burger

BALTIMORE COUNTY, MARYLAND No. 51872
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: August 9, 1977 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: Cash (Walter C. Davidson 2923 Penna. Ave.)
Baltimore, Md. 21227
FOR: Petition for a Variance MICROFILMED

2534FAC 9 2500MC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 57267
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Oct. 31, 1977 ACCOUNT: 03-662

AMOUNT: \$10.00

RECEIVED: Walter C. Davidson, Jr. 2923 Penna. Ave.
Baltimore, Md. 21227
FOR: Advertising and posting of property MICROFILMED

2534FAC 31 4000MC

VALIDATION OR SIGNATURE OF CASHIER

