PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 78-77-4 (Jun 440)

Whitey C. Partidons Jr.

Figure Schwatzies C. Davidson Legal owner...of the property situate in Baltimore
unity and which is described in the description and plat attached hereto and made a part hereof.

hereby petition for a Variance from Section_1802_3Gal_to_permit_s_rear_rard.

setback of 25 feet in line of the required 30 feet in a DR 5.5 some.

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

The reasons for this 25 feet asthack are, so that we can make an additions on the bads of our house, for my matter to have a believes, tried for 2 years to live y heared. It was very sifficult for her, since six load dof. Then to best all, she was robbed. Now ab casent Live alone.

If we tried to meet the 20 feet requirement, the addition would be too small in length for mon's furniture. See attached description

Please consider our problems and help us. Thank You, Mrs. S. Davidson

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the soning regulations and restrictions of Ballimore County adopted pursuant to the Zoning Law For Ballimore County.

Matter Duridant Salvatine C. Dandon Dalto, Md. 21227 789.6885

ORDERED By The Zourg Commissioner of Baltimore County, this 23rd

of August 197 In that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, has property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore day of October 1977 at 10:45 o'clock

P 400 23 79 16

RE. PETITION FOR VARIANCE ngton St., 13th District : BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

WALTER C. DAVIDSON, JR., et ux, : Case No. 78-97-A

> ORDER TO ENTER APPEARANCE

36

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WGA

BIAL 12 20 1

Pursuant to the authority contained in Section 524,1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing 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 E. Kountz, Jr. Deputy People's Counsel

John 7. Hessen John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 11th day of October, 1977, a copy of the aforegoing Order was mailed to Mr., and Mrs., Walter C., Davidson, Jr., 2923 Pennsylvania Avenue, Baltimore, Maryland 21227, Petitioners.

> 7. Hessian in John W. Fessian, III



November 1, 1977

Mr. & Mrs. Walter C. Davidson, Jr. 2923 Pennsylvania Avenue Baltimore, Maryland 21227

> RE: Petition for Variance S/S of Pennsylvania Avenue, 60° W of Washington Street - 13th Election District Walter C. Davidson, Jr., et ux -Petitioners NO. 78-97-A (Item No. 40)

Dear Mr. & Mrs. Davidson:

I have this date passed my Order in the above captioned matter in accordance with the attached.

cc: John W. Hessian, III, Esquire People's Counsel

Description for 2923 Fennsylvennia Avenue

Depining at a point 60 feet West of the intersection of lemma, ive, and weakington St, on the First side of Finna, ive, being the William 18 and 18 a

BALTMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric Dikenna, Zoning Commissioner Date October 24, 1977

FROM Leslie H. Graef, Director of Planning

SUBJECT Petition 178-97-A. Petition for Variance for a Rear Yard. South side of Pennsylvania Avenue 60 feet West of Washington Street Petitioner - Walter C. Davidson, Jr., and Salvatrice C. Davidson

13th District

HEARING: Monday, October 31, 1977 (10:45 A.M.)

There are no comprehesive planning factors requiring comment on this petition.

Leslie H. Greet of Planning

LHG:JGH: Ox

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

Hr. Malter C. Devidson, Jr. Mc. Salvatrico C. Devidson Salvatrico C. Devidson Salvatron C. Devidson Baltimore, Salvatron C. Salvatron Baltimore, Salvatron C. Sal

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

Your Petition has been received and accepted for filing 23rd day of August 1977.

Petitioner Mesers. Welter & Salvatrice Davidson Petitioner's Attorney Reviewed Micholas B. Micholas B.

ITEM # 40

Fruiert Planning BOWLE OF Education

COUNTY OFFICE BLDG. 111 M. Chesapeane Ave. Compon. Maryland 2120

Cherrnan

Bureau of Louiserring Department of Traffic Engineering

State Souds Commissa

Burney of

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 20, 1977

Mr. Walter C. Davidson, Jr. Mr. Salvatrice C. Davidson 2923 Pennsylvania Avenue Baltimore, Maryland 21227

RE: Variance Petition Item Number 40 Petitioner - Walter Davidson Salvatrice Davidson

Gentlemen:

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 roning action requested, but to assure that all parties are made saver of plans to assure that all parties are made saver of plans are as the property of the property

Located on the south side of Pennsylvania Avenue Located on the south side of Pennsylvania Avenue approximately 60 feet west of Mashington Avenue, this D.P. 5.5 is currently improved with a single family dwelling. Adjacent properties are similarly zoned and are also improved with single family detached dwellings.

This Variance is required because of your pro-posal to construct an addition to the rear of the existing dwelling within 25 feet in lieu of the required 30 feet.

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

ORDER F

November 1, 1977

18 97 4

STEPHENE COLLINS

Dear Mr. DiNenna:

HSF/kan

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:
Location:
Walter C. 6 Salvatrice C. Davidson
N/S Pennsylvania Ave. 60 W.
Washington Ave.
Existing Zoning: D.R. 5.5 Existing Zoning: Proposed Zoning: D.R. 5.5 Variance to permit a rear setback of 25' in lieu of the required 30'

13th District:

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

Very truly yours,

Show A. Kenn Thomas H. Devlin, Director RURFAU OF ENVIRONMENTAL SERVICES

department or process

C-NE Key Sheet 22 SW 4 Pos. Sheet

NTON M. MOURING, P.E.

Mr. Walter C. Davidson, Jr. Mr. Salvatrice C. Davidson Page 2 Item Number 46 October 20, 1977

NRC . P.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the file of the enclosed filing certificate that the file of the fi

NICHOLAS S. COMMODARI Chairman Soning Plans Advisory Committee

September 23, 1977

Very truly yours. harlack How

Michael S. Flanigan Traffic Engineer Associate

Tem NO. 40 - 2AC - August 23, 1977

Tem NO. 40 - 2AC - August 23, 1977

Location - William Control of Salvatzice C. Goridson
Location, Wife Pennsy No. 60 W. Maillangton Nov.
Existing Control, D.R. 5.5

Proposed Zoning: Variance to permit a rear setback of 25' in lieu
of the required 30'.

No traffic problems are anticipated by the requested variance to the

September 15, 1977

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Re: Item #40 (1977-1978)
Property Owner: Malter C. & Salvatrice C. Davidson
M/S Pennsylvania Ave. 60° M. Mashington Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback
of 25° in lieu of the required 30°.
Across 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.

Pennsylvania Avenue, an existing public road, is proposed to be further improved in the future as a 10-foot closed section roadway on the existing 50-foot right-of-way, shown on the "Revised Plat of Rosemont" (N.P.C. 7 Polic 100), of which this property comprises a resubdivision and portion of Lots 30 through 33, Block "K".

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.

The Petitioner must provide nocessary drainage facilities (temporary or permanent) to prevent creating any maisances or damages to adjacent properties, especially by the concentration of surface vaters. Correction of any profice which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitions.

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

Very truly yours Clloureth 7. Stor / Critico
ELISHORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM: FWR: 85

Office of Planning and Zoning Bultimore County Office Building To son, Maryland 21704

Attention: Mr. Commodari, Chairman Zoning Advisory Committee

Ro: Property O.mer: Walter C. & Salvatrice C. Davidson

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

Zoning Agenda August 23, 1977

Pursuant to your request, the referenced property has been surveyed by this Burous and the examents below marked with an """ are applicable and required to be corrected or interpreted into the final plans for the property.

() 1. Fire hydrants for the referenced property are grequired and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Forks.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at____

RCETS the maximum allowed by the Fire Department.

A. The site shall be made to comply with all applicable perts of the Pure Pervention Ode prote to occuping or beginning of overstones.
 The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the lattound Pure Pre-toction Association Standard No. 101 "Lift Safety Sode", 1970 Smitting prior to occupancy.

() 6. Site plans are approved as drawn.

(x) 7. The Pire Prevention Duranu has no comments, at this time.

Planning Group
Special Impection Division Hotod and Leonge M' Weganed Piro Prevention Duroau



September 20, 1977

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

Dear Mr. DiNenna

ments on Item *40, Zoning Advisory Committee Meeting, Au₅ st 23, 1977, are as follows

Property Owner: Walter C. and Slavatrice C. Davidson Location: N/S Pennylvania Avenue 60' W. Washington Avenue Estiring Zoning: D.R. 5.5 Proposed Zoning: Variance to permit a rear setback of 25' in lieu of the required 30' Acres: 0.117.

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 alans that may have a

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

phante why John L. Wimbley



August 18, 1977

S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 2120L

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

Property Coner: Walter C. & Salvarice C. Davidson
Location: N'S Pennsylvania Ave. 60' 4, Washington Ave.
Estiming Zoning: D.R. 5.5.
Proposed Zoning: Variance to permit a rear setback of 25' in lieu of the
required 30'.

District:

The items checked below are applicable:

(X) A. Structure shall conform to Baltimore County Building Code (8.0.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

 $(\overline{\chi})$ B. A building permit shall be required before construction can begin.

 (\overline{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 Karyland 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 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. Charle & Sumbon

Charles E. Burnham Plans Review Chief CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 25, 1977

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

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

RE: Iten No. 40

Property Onner: Naiter C. & Salvatrice C. Davidson
Location: N/S Pennsylvania Ave. 60' N. Mashington Ave.
Present Zoning: 0.R. 5.5

Proposed Zoning: Variance to permit a rear setback of 25
in lieu of the required 30'.

District: 15th No. Acres: 0.117

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours, W hick Fetrail

W. Nick Petrovich, Field Representative

KNP/bp

ADDERES & Mary Man treatment

MIND CONTAINS S CHOCKS ROSEN & HATTIN WORLD' T TOURS AND THE

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received • this 9 August 1977. Filing Fee \$ 2500 . Received _Check X Cash Otner Petitioner's Attorney_

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

MICROFILMED

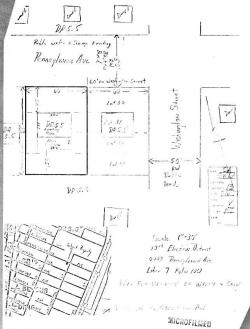
1-5,6N 78-97-H

CERTIFICATE OF POSTING

District 13th Date of Posting OCT 15 1977 Posted for PETITION FOR VARIANCE Petitioner WALTER C DAVIDSON, JR. Location of property S/S OF PENNH. Ave. 60' WOF WASHINGTON ST ocation of Signs: FRONT 2923 PENNA. Ave Posted by Llours T. Holand Date of return CCT 21,1977

MICROFILMED







CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was day of Cotober 19.77 the Rest publication

THE JEFFERSONIAN,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVEN'S DIVISION
MISCELLANEOUS CASH RECEIPT

DATE August 9, 1977 ACCOUNT 01-662

853 AT ME 9

AMOUNT \$25,00

Cash (Walter C. Davidson 2913 Penna. Ave. Pattimore, Md. 21227

Post Petition for a Variance MICROFILMED

MILLYOFILMED

No. 51872

Find C. definition from the Committee of the Committee of

TRIES TOWSON, MD 21204 October 13:

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

☐ Catonsville Times
☐ Dundalk Times
☐ Essex Times

Z Arbutus Times
Community Limes Suburban Times Fast □ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 14th day of October 19.77, that is to say, the same was inserted in the issues of October 13. 1977.

MICROFILMED

STROMBERG PUBLICATIONS, INC. BY Fret Dager

Towson Times



BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 25, 1977

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

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

RE: Item No. 40

Property Owner: Nalter C. & Salvatrice C. Davidson
Location: N/S Pennsylvania Ave. 60' N. Mashington Ave.
Present Zoning: D.R. 5.5

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 bearing on student population.

Very truly youts.

W. Mich Fetorich,
Field Representative

KNP/bp

THOMAS M. BOYER

MRS LOSSANCE F CHOICUS

ROGER B MAYDEN

ROSET T TOUSEL SUFFERNISHES

ALVIN LONECK MRS MILTON R SMITH IN RICHARD W. TRACET, DV H BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

S. Eric Dinena, Zoning Commissioner

Petitioner Submitted by Reviewed by

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

MICROFILMED

78-97-A

THE ATT OF BRITISH

CERTIFICATE OF POSTING

1-5,6N

District. 13th.

District. 13th.

Posted for Petiting Cot. 18th 1955.

Posted for Petiting Cot. 18th 1955.

Posted for Petiting Cot. 18th 1955.

Location of property. 518. of Pening. Ave. 600 W. of Washington St.

Monarks.

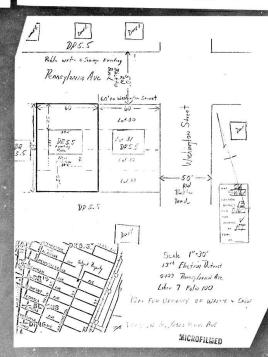
Remarks.

Posted by Llocates K. Roland.

Date of return Cot. 21,1917.

MICROFILMED







THIS IS TO CERTIFY. But the annexed advertisement was obtained in Title JEPPERSONIAN. a weekly newspaper printed and published in Towan, Baltimore County, Md., ownexis washing the country.

THE JEFFERSONIAN.

MICROFILMED



□ Catonsville Times
□ Dundalk Times
□ Essex Times
□ Suburban Times East
□ Suburban Times Wei

weekly newspapers published in Baltimore, County, Maryland, once a week for 9ne successive weeks helore the 14th day of 2010ber 1977, that is to say, the same was inserted in the issues of 0ctober 13, 1977.

MICROFILMED

STROMHERG PUBLICATIONS. INC

