

Petitioner Mr. Peter F. Wadock, Jr.
 Petitioner's Attorney _____ Reviewed by Nicholas B. Conrad
 cc: David W. Dallas, Jr. Nicholas B. Conrad,
 6108 Harford Road Chairman, Soning Plans
 Baltimore, Maryland 21234 Advisory Committee

Petitioner Mr. Peter F. Wadock, Jr.
 Petitioner's Attorney _____ Reviewed by Nicholas B. Conrad
 cc: David W. Dallas, Jr. Nicholas B. Conrad,
 6108 Harford Road Chairman, Soning Plans
 Baltimore, Maryland 21234 Advisory Committee

ORDER RECEIVED FOR FILING
DATE 1/17/78 BY

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 Petitioner, the Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, Variances to permit a lot width of 50 feet instead of the required 55 feet for Lots 17, 18, 19 and 20; a front yard of 50 feet from the center line of the street instead of the required average 55 feet, and a side yard setback of 8 feet instead of the required 10 feet for Lots 17, 19 and 20 should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of February, 1978, that the herein Petition for the aforementioned Variances should be and the same are 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.

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 Petitioner, the Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, Variances to permit a lot width of 50 feet instead of the required 55 feet for Lots 17, 18, 19 and 20; a front yard of 50 feet from the center line of the street instead of the required average 55 feet, and a side yard setback of 8 feet instead of the required 10 feet for Lots 17, 19 and 20 should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of February, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 E. Calverton Avenue
TOWSON, MARYLAND 21204
Nicholas B. Commodari
Chairman

January 16, 1978

- MEMBERS
- Chairman
 - Mr. Peter P. Hudock, Jr.
1839 Haselwood Avenue
Baltimore, Maryland 21206
 - MEMBERS
 - BUREAU OF ENGINEERING
 - DEPARTMENT OF TRAFFIC ENGINEERING
 - STATE BOARD COMMISSIONER
 - BUREAU OF FIRE PREVENTION
 - HEALTH DEPARTMENT
 - PROJECT PLANNING
 - BUILDING DEPARTMENT
 - BOARD OF EDUCATION
 - ZONING ADMINISTRATION
 - MUNICIPAL DEVELOPMENT

RE: Variance Petition
Item Number 110
Petitioner - Mr. Peter Hudock

Dear Mr. Hudock:

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 suitability of the requested zoning.

Located on the west side of Clayton Avenue, approximately 20 feet south of Farview Avenue in the 14th Election District, the subject property, zoned D.R. 5.5 and consisting of four 50' lots, is presently improved with a two and one-half story framed dwelling and garage. Adjacent properties are similarly zoned and are improved with single/family detached dwellings.

This Variance request is necessitated by your proposal to create three additional building lots with a lot width of 50 feet in lieu of the required 55 feet. The lot with the existing dwelling is also included in this request as are setback Variances for the proposed dwellings of 8 feet in lieu of the required 10 feet. In addition to the above, I have added a

Mr. Peter P. Hudock, Jr.
Page 2
Item No. 110
January 16, 1978

Variance request for the front setbacks of the proposed dwellings. Particular attention should be afforded the comments of the Bureau of Engineering concerning the proposed 50 foot right-of-way of Clayton Avenue and the provisions for accommodating storm water or drainage. At the time of this writing the comments from the Department of Traffic Engineering were not available, however, it was verbally indicated to me that there is no problems with this request.

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: David W. Dallas, Jr.
Civil Engineer
8108 Harford Road
Baltimore, Maryland 21234

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

December 24, 1977

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

Dear Mr. DiNenna:

The following are comments on Item # 110, Zoning Advisory Committee Meeting of November 29, 1977

Property Owner: Peter P. Hudock, Jr.
Location: W/S Clayton Ave. 20' S Farview Ave.
Acre: 0.993
District: 14th

Metropolitan water and sewer are available therefore no health problems are anticipated.

Very truly yours,
Thomas R. Devlin
THOMAS R. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/KS/pe

SEC 35 118

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR
December 27, 1977

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

Re: Item #110 (1977-1978)
Property Owner: Peter P. Hudock, Jr.
W/S Clayton Ave. 20' S Farview Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' and to permit side setbacks of 8' in lieu of the required 10'.
Acre: 0.993 District: 14th

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.

General:
Comments were supplied for this property for Project IDCA No. 77-214.

Highways:
Clayton Avenue, 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.

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

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.

Item #110 (1977-1978)
Property Owner: Peter P. Hudock, Jr.
Page 2
December 27, 1977

Water and Sanitary Sewer

There is an 8-inch public water main in Clayton Avenue. A public sanitary sewer extension, approximately 220 feet, from the existing public sanitary sewer Mainhole No. 8552 at Clayton Avenue and Farview Avenue (Drawing No. 49-0162, File 1) is required to serve these lots.

Very truly yours,

Edmund M. Diver, P.E.
EDMUND M. DIVER, P.E.
Chief, Bureau of Engineering

END:EMM/PMS

cc: M. Norton
R. Ballistreri
R. Covahey

J-NE Key Sheet
17 x 18 NE 18 Pos. Sheets
NE 5 E Topo
89 Tar Map

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
STEPHEN E. COLLINS
DIRECTOR

January 30, 1978

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

Item No. 110 - EMC - November 29, 1977
Property Owner: Peter P. Hudock, Jr.
Location: W/S Clayton Ave. 20' S Farview Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' and to permit side setbacks of 8' in lieu of the required 10'.
Acre: 0.993
District: 14th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the lot widths.

Very truly yours,

Michael S. Flanagan
MICHAEL S. FLANAGAN
Traffic Engineer Associate

NEF/ham

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Peter P. Hudock, Jr.

Location: W/S Clayton Ave. 20' S Farview Ave.

Item No. 110

Zoning Agenda Meeting of 11/29/77

Comments:

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 grouped 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 Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____

- EXEMPT 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 comments, at this time.

Reviewed: *AS/PAH*
Special Inspection Division

Noted and Approved: *Paul W. Hester*
Fire Prevention Bureau

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
JOHN D. SEVIRT
DIRECTOR

December 8, 1977

BOARD OF PLANNING
OF BALTIMORE COUNTY
TOWSON, MARYLAND - 21204
Date: November 28, 1977

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

Dear Mr. DiNenna:

Comments on Item # 110 Zoning Advisory Committee Meeting, November 29, 1977 are as follows:

Property Owner: Peter P. Hudock, Jr.
Location: W/S Clayton Ave., 20' S. Farmview Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' and to permit side setbacks of 8' in lieu of the required 10'.

Acres: _____
District: _____

- The items checked below are applicable:
- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 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. Burbanck
Plans Review Chief
(2017)

OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD. 21204 January 12 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Peter P. Hudock, 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 11th day of January, 1978, that is to say, the same was inserted in the issues of January 12, 1978

STROMBERG PUBLICATIONS, INC.
BY *Esther Berger*

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

DATE: Jan. 5, 1978 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED Money Order #5-157-400 Peter Hudock, 50' S. Farmview Ave., Baltimore, Md. 21204 for Building Fee Payment \$75-157-4

200 4 42 31 10 2500 MC

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

DATE: Jan. 30, 1978 ACCOUNT: 01-662

AMOUNT: \$60.25

RECEIVED Money Order #5-157-400 Peter Hudock, 50' S. Farmview Ave., Baltimore, Md. 21204 for Advertising and posting of property - 775-157-4

1825 75 31 6025 MC

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

I.A.C. Meeting of: November 29, 1977

RE: Item No: 110
Property Owner: Peter P. Hudock, Jr.
Location: W/S Clayton Ave., 20' S. Farmview Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' and to permit side setbacks of 8' in lieu of the required 10'.

District: 14th
No. Acres: 0.693

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/lp

JOSEPH H. HUGHES, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARKUS W. BOHRMAN

THOMAS H. BOYER
W. LOUISA F. CARLUCCI
ROBERT I. HATHEN

ALVIN LORECK
HIS. HELEN A. SMITH, JR.
RICHARD W. TRACY, D.V.M.

ROBERT V. FUEHL, SUPERVISOR

CERTIFICATE OF PUBLICATION

TOWSON, MD., JANUARY 12, 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. commencing on one line _____ before the _____ day of January, 1978, the 11th publication appearing on the _____ day of January, 1978.

THE JEFFERSONIAN
L. L. Smith

Cost of Advertisement, \$ _____



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY #75-151-A
Towson, Maryland

District: 14th
Posted for: Harry David Janusz, 12710 S. 115th St. N.E.
Petitioner: Peter P. Hudock, Jr.
Location of property: W/S of Clayton Ave. 20' S. of Farmview Ave.
Location of Sign: 1 sign posted beside #55th Clayton Ave. in front of lot

Remarks: _____
Posted by: *M. H. Shaw*
Date of return: 1-18-78

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>NPR</i>										
Revised Plans: Change in outline or description _____ Yes _____ No										
Previous case: _____										
Map # <i>255-E</i>										

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>NPR</i>										
Revised Plans: Change in outline or description _____ Yes _____ No										
Previous case: _____										
Map # _____										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

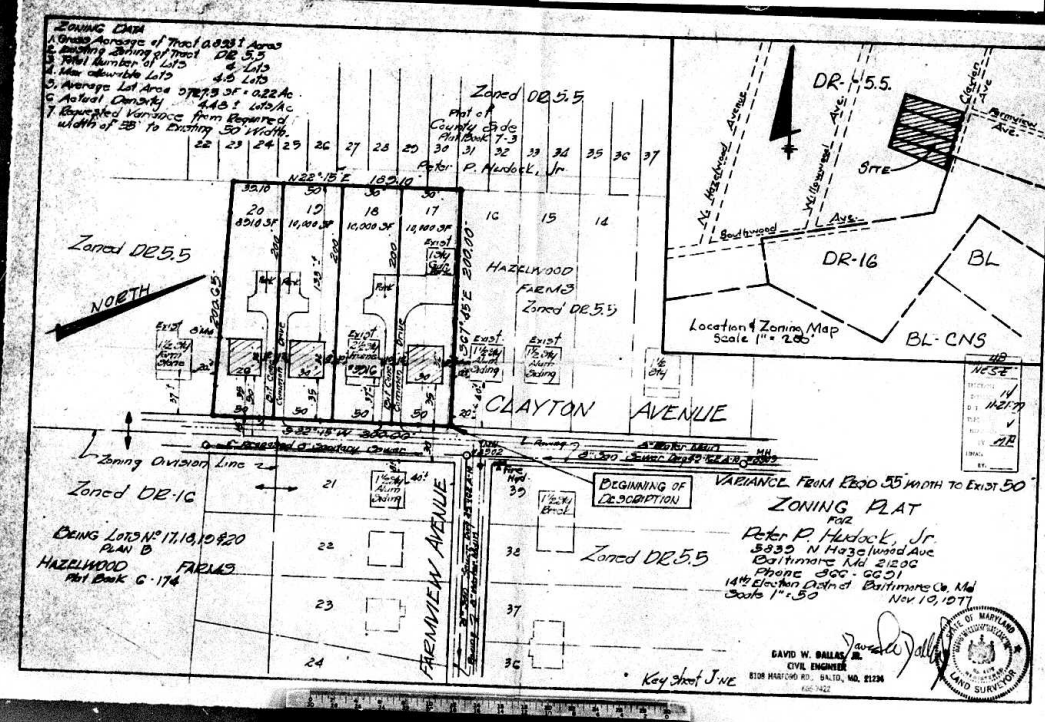
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 16 day of *Nov.* 1977 Filing Fee \$ *25* Received ☒ Cash ☐ Other

Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: *Hudock* Submitted by: *A. D. Harris*
Petitioner's Attorney: _____ Reviewed by: *NPR*

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



DAVID W. BALLAN, JR.
CIVIL ENGINEER
8108 MARSHALL RD., BALDWIN, MD. 21119
830-1422

DAVID W. BALLAN, JR.
CIVIL ENGINEER
8108 MARSHALL RD., BALDWIN, MD. 21119
830-1422

December 8, 1977

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 28, 1977

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

Z.A.C. Meeting of: November 29, 1977

RE: Item No: 110
Property Owner: Peter P. Hudock, Jr.
Location: W/S Clayton Ave. 20' S Farmview Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 5.5
Variance to permit lot widths of 50' in lieu of the required 55' and to permit side setbacks of 6' in lieu of the required 10'.

District: 14th
No. Acres: 0.893

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

MWP/bp

JOSEPH H. MCCORMACK, PRESIDENT
T. RAYMOND WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BUTTS

THOMAS H. WYER
WES. LORECK
ROGER P. HATHEN
ALVIN LORECK
WES. WILSON & SMITH, JR.
RICHARD W. TRACY, D.V.M.
ROBERT T. FURIEL, SUPERVISOR

CERTIFICATE OF PUBLICATION

TOWSON, MD. JANUARY 12, 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. commencing on one time _____ before the _____ day of January, 1978, the first publication appearing on the _____ day of January, 1978.

THE JEFFERSONIAN
L. L. Smith
Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th
Date of Posting: 1-12-78
Posted for: *Nancy Dwyer Jones* 1221.2 S. 125th St.
Petitioner: *Peter P. Hudock, Jr.*
Location of property: *W/S of Clayton Ave. 20' S of Farmview Ave.*
Location of Sign: *1 sign posted beside 1221.2 Clayton Ave. West Side*
Remarks:
Posted by: *Muel H. Shen*
Date of return: 1-12-78

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map	Original	Duplicate	Tracing	200 Sheet
	date by	date by	date by	date by	date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, RA, CC, CA					
Reviewed by: <i>NPR</i>					
Revised Plans: Change in outline or description					
Previous case:					

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map	Original	Duplicate	Tracing	200 Sheet
	date by	date by	date by	date by	date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, RA, CC, CA					
Reviewed by: <i>NPR</i>					
Revised Plans: Change in outline or description					
Previous case:					

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 16 day of *Nov.* 1977 Filing Fee \$ *25* Received ☒ Cash ☐ Other

S. Eric DiNenna
Zoning Commissioner

Petitioner: *Hudock* Submitted by: *A. D. H. R.*
Petitioner's Attorney: _____ Reviewed by: *NPR*

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

OFFICE OF THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 January 12 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Peter P. Hudock, Jr. was inserted in the following:

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weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 11th day of January, 1978, that is to say, the same was inserted in the issues of January 12, 1978

STROMBERG PUBLICATIONS, INC.
BY *E. J. Burger*

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

No. 57392

DATE: Jan. 5, 1978 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED Money Order #5549785 Peter Hudock, 5839 N. Hawthood Ave., Baltimore, Md. 21206 for Advertisements and posting of property - 778-151-A

250 4 48 JAN 10 2500 MC

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

No. 65427

DATE: Jan. 30, 1978 ACCOUNT: 01-662

AMOUNT: \$60.25

RECEIVED Money Order #5549785 Peter Hudock, 5839 N. Hawthood Ave., Baltimore, Md. 21206 for Advertisements and posting of property - 778-151-A

1825 78 JAN 31 6025 MC

