PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE SONING COMMISSIONER OF BALTIMORE COUNTY:

L or we Peter P. Hudock, Jr. I, or we. Pater P. Hudock, Jr. legal owner of the property situate in Baltimore only and which is described in the description and plat attached hereto and made a part hereof

hereby polition for a Variance from Section 1802, 3C.1 (Lots #17-18-19-20) and

to permit a minimum lot width of 50 feet rather than 55 feet; and to permit a front settled of 50 restings and assembly of the settled instant of the lecture herings and feet permit mide settlencks of 8 feet in lieu of the required

10 feet (Lots #17-19-20).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardeless or practical difficulty)

nest 1), 18, 19 and 20 Pinn 8 Environe 7 press, First Book 6.17s. These remaining from between 146 Aust with No-foot frontage, Inc 18, now 6.7 incerfoot 18; as improved with 29 story (rame deciling; therefore, the frontage for lot 17 cannot be increased beyond the scattering 10 foot, and lots 19 and 20 nours either control to the control of the scattering 10 foot, and lots 19 and 20 nours either the lots within the improved an addition are all platter and improved as 30-foot lots; therefore, this recense it for both headthin and reaction; difficulty.

See attached description

ORDER RE

DATE

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 postens, and further agree to and are to be bound by the noting regulations and restrictions of

Legal Owner
1819 Hazelwoor Avenue Saltimore, Maryland 2120e

of Jürenbez. 197 /, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be table of before the Zoning Commissioner of Baltimore County in Boom 106, County Office Ruilling, in Towson, Baltimore

ioner of Baltimore County, this ... 29th.

P. M. 100 20 -7 10

110m c Zoning Commissioner of Baltimore County David W. Dallas, Jr.

Registered Professional Engineer & Land Surveyor

ZONING PESCRIPTION

FOR VARIANCE

.BIGINING for the same on the westercoast side of Clayton Avenue at a main's distant 20-feet more or less measured in a southerly direction from the both former by the intersection of the westercoast side of said Clayton Avenue with the center of Francisc Avenue with found of said Clayton Avenue with the center of Francisc Avenue and found of said Clayton Avenue with the center of Francisc Avenue and found to the first of Fig. 18 baseloon defense are exceeded about the Land Avenue and Fig. 18 baseloon deep size of the control of the first of the vestercomest side of said Clayton Avenue south 22 degrees 13 minutes over 200,45 feet a shown on said Fig. 18 to the westercomest outline on said Fig. 18 baseloon deep size of the vester of the said of the said first the vestercomest outline on said Fig. 18 baseloon deep size of the vester of the said of the said first the vestercomest outline on said Fig. 18 baseloon deep size of the vester of the said first one of the vester of vester

seint Lots 17, 18, 19 and 20 as shown on the Plat of Plan B farelyood Farms (flet as accressed.

November 11 1977

We of Older

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RE: PETITION FOR VARIANCE W/S of Clayton Ave., 20' S of Farmview Ave., 14th District

PETER HUDOCK, JR., Petitione

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

: Case No. 78-151-A

ORDER TO ENTER APPEARANCE

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 & Courty Charles E. Kountz, Jr. Deputy People's Counsel

John W. Heagen HI John W. Hessian, III People's Counsel

I HEREBY CERTIFY that on this 11th day of January, 1978, a copy of the aforegoing Order was mailed to Mr. Peter Hudack, Jr., \$839 Hazelwood Avenue, Baltimore, Maryland 21206, Petitioner.

> plante Reserva III John W. Hessian, III



February 1, 1978

Mr. Peter P. Hudock 5839 Hazelwood Avenue Baltimore, Maryland 21206

RE: Petition for Variances W/S of Clayton Avenue, 20' S of Farmview Avenue - 14th Election District Peter P. Hudock - Petitioner NO. 78-151-A (Item No. 110)

Dear Mr. Hudock:

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

GEORGE I MARTINAK

GJM/mc

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

Mr. Fric S. Di Nenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Boltimore County Office Building Towson, Maryland 21204

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

Pagestry Course: Peter P. Madcock, Jr.
Lecations VM, Stopton Avenue 20' 5 Farmilles Avenue
Estisting Zaning: D. R. S. 3
Pagessed Zaning: D. R. S. 3
Pagessed Zaning: Voluntace to permit for widths of 50' in lieu of the required 55' and to
permit side "vibacks of 8' in lieu of the required 10'
Acres: 0.878

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 owere of plans or problems with regard to development plans that may have a

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

BAS IMORE COUNTY, MARY ND INTER-OFFICE CORRESPONDENCE

TO. S. Eric Di Nenna, Zoning Commissioner

Date 15, 1978 Leslie H. Graef, Director of Planning

SUBJECT Petition 151-A. Item 110

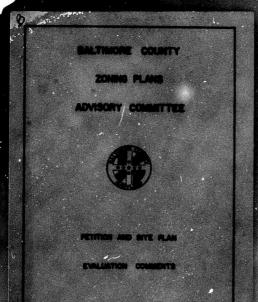
Petition for Variance for Front and Side Yards and Lot widths. West side of Clayton Avenue 20 feet South of Farmview Avenue Petitioner - Peter P., Hudock, Jr.,

14th District

HEARING: Monday, January 30, 1978 (1:15 P.M.)

There are no comprehensive planning factors requiring comment on this

LHG- IGH-N



Mr. Peter P. Hiddock, Jr. 5839 Hazelwood Avenue Baltimore, MD 21206 ITEM # 110 BALTIMORE COUNTY OFFICE OF PLANNING & ECHING County Office Building 111 W. Chesapeake Ave. Towson, Maryland 21204

David W. Dallas, Jr. 8108 Marford Boad Baltimore, Maryland 21234

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

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PETER HUDOCK, JR., Petitione

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

: Case No. 78-151-A

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February 1, 1978

Mr. Peter P. Hudock 5839 Hazelwood Avenue Baltimore, Maryland 21206

RE: Petition for Variances W/S of Clayton Avenue, 20' S of Farmview Avenue - 14th Election District Peter P. Hudock - Petitioner NO. 78-151-A (Item No. 110)

Dear Mr. Hudock:

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GEORGE I MARTINAK

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

Mr. Fric S. Di Nenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Boltimore County Office Building Towson, Maryland 21204

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

BAS IMORE COUNTY, MARY ND INTER-OFFICE CORRESPONDENCE

TO. S. Eric Di Nenna, Zoning Commissioner

Date 15, 1978 Leslie H. Graef, Director of Planning

SUBJECT Petition 151-A. Item 110

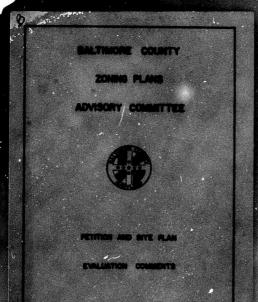
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14th District

HEARING: Monday, January 30, 1978 (1:15 P.M.)

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Mr. Peter P. Hiddock, Jr. 5839 Hazelwood Avenue Baltimore, MD 21206 ITEM # 110 BALTIMORE COUNTY OFFICE OF PLANNING & ECHING County Office Building 111 W. Chesapeake Ave. Towson, Maryland 21204

David W. Dallas, Jr. 8108 Marford Boad Baltimore, Maryland 21234

nt posting of property, and public fining on the above per and it appearing that by reason of the following finding of facts that strict comp he Baltimore County Zoning I egulations would result in practical difficulty and sable hardship mon the Petitioner, the Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely effecting 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 53 feet, and a side yard setback of 8 feet instead of the ed 10 feet for Lots 17, 19 and 20 should be granted. Deputy
IS ORDERED by the Coning Commissioner of Baltimore County this February 197 8 that the herein Petition for the aforementioned Variances day is 7 storasty . 197 S., that the herein Feiliton for the atorementioner variances show the same are GRANTED, from spa fares the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Plajning and Zoning.

Deputy Zoning Deputy Zoning Deputy Zoning of Deputy Zoning ant to the advertisement, posting of property and public hearing on the above petition the shows Variance should NOT BE GRANTED IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 197 ... that the above Variance be and the same is hereby DENIED. Zoning Commissioner of Baltimore County





January 16, 1978

Mr. Peter P. Hudock, Jr. 5839 Haselwood Avenue Baltimore, Maryland 21206

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

The Soning 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 the appropriate form of the property of the appropriate property of the appropriateness of the soning 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 swy file a vittem report with the Soning Commissioner requested soning.

Located on the west side of Clayton Avenue, approximately 20 feet south of Faraview Avenue in the 14th Election District, the subject property, zoned D.R. 5.5 and consisting of four 50 lots, is presently and garage. Adjacent properties are similarly zoned and grange. Adjacent properties are similarly zoned and are improved with single/Zamily detached decilings.

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 estbacks of the pro-variance request for the front section of the pro-served of the formation of the pro-served of the proposed 50 foot right-of-way of Clayton Avenue and the provisions for accommodating the comments from the Department of frafic Engineering were not available, however, it was verbelly indicated to me that there is no problems with this request.

This petition is scopped for filing on the date of the melosed filingertificate motions for our control of the hoaring date and time-which till be held not less than 30 nor sore than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Rulelin & Commoden 100 NICHOLAS B. COMMODARI Chairman Soning Plans Advisory Committee

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

NBC:rf



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

December 12, 1977

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

Dear Mr. DiNenna:

Location:

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

Property Owner:

W/S Clayton Ave. 20' S Farmeley Ave.

Acres: 0.893 District: lith

Metropolitan water and sever are available therefore ne health problems are anticipated.

Very truly yours.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD/KB/pc

SEC 35 118

MASON MARY AND 21204 THORNTON M. MOURING, P.E.

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towns Maryland 2120

Item #110 (1977-1978)
Property Owner: Peter P. Hodock, Jr.
W/S Clayton Ave. 20' S. Framwise Ave.
Emission Scotter
Emission Sc

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.

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

Clayton Avenue, an existing public road, is proposed to be improved in the future as a 10-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including 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 stabilisation could result in a sediment pollution problem, damaging private and public holdings downstress of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top boil.

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 mulsances 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 Petitions.

Item #110 (1977-1978) Property Owner: P Page 2 December 27, 1977 Water and Sanitary Sewers

There is an 6-inch public water main in Clayton Avenue. A public sanitary sewer extension, approximately 220 feet, from the existing public sanitary sewer Manhole No. 8502 at Clayton Avenue and Farmview Avenue (Drawing No. 49-0)62, File 1) is required to sarve these lots.

ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAR: PWR: 88

S. Bellestri R. Covahey

J-NE Key Shest

STEPHENE COLLINS

January 30, 1978

Mr. S. Eric DiMenna Zoning Commissioner County Office Building Pirst Ploor Towson, Maryland 21204

Item No. 110 - 2MC - November 29, 1977
Property Owner: Peter P. Budoock, Jr.
Location: W/S Cityton Ave. 20' 5 Faraview Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' 1

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

Very truly yours. Michael S. Flenigan Traffic Engineer Associte

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

Attention: N. Commodari, Chairman Zoning Advisory Committee Ro: Property Osmor: Peter P. Hudcock, Jr.

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

Item No. 110

Zoning Agenda Meeting of 11/29/77

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

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

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

EXCESS 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.

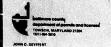
() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Matienal Piro Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(xx) 7. The Fire Prevention Bureau has no comments, at this time.

ROYLONGE ST PHOL Planning Orosip Special Dissection Dividion

Motod and Ohy Weige Pire Crown ion Burbau



December 8, 1977

Peter P. Hadoock, Jr. W/S Clayton Ave. 20's Parmyiev Ave. D.A. 5.5 Variance to permit lot widths of 50' in lieu of the required 55' Variance to permit side setbacks of 8' in lieu of the required 10'.

Acres: District:

The items checked below are applicable:

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

ng permit shall be required before construction can begin. e sets of construction drawings will be required to file an ication for a building permit.

D. Three sets of construction drawings with a registered Maryland Architect or Shgines'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 Bullding Department if distance is between 3'0" and 6'0" of property lime.

G. Requested setback variance conflicts with the Baltimore County Building Code. See Section

Shorte & Sunhan

Charles E. Burnham Plans Review Chief CEB:rrj



TOWSON, MD. 21204

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Peter P. Hudock, Jr. W/S Clayton Avenue was inscried in the following:

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

weekly newspapers published in Baltimore, County, Maryland, __successive weeks before the once a week for one 13th day of January 19.78, that is to say, the same was inserted in the issues of January 12, 1978

> STROMPERG PUBLICATIONS, INC. By Esite Burger

> > Me. 65427

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25,00 mg

№. _57392

1825 3Eun 31



BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

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

RE: Item No: Item No: 110
Property Omer.
Peter F. Indecock, Jr.
Property Control
Proper

Very truly yours W. Wil Felout W. Nick Petrovich.

CERTIFICATE OF PUBLICATION

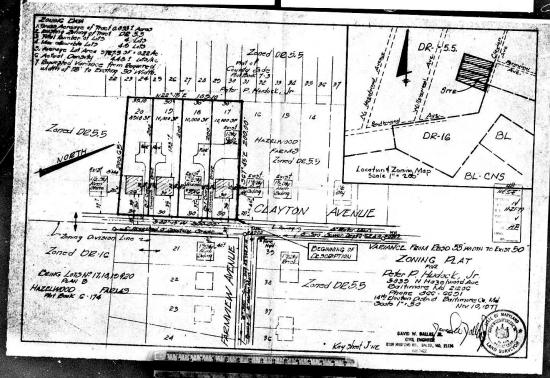
CERTIFICATE OF POSTERS WE COUNTY # 78-151-A

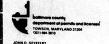
Date of Posting 1-12-28 30 4 1978 Q 1'15 TM ion of property 1115 of Clayton de 20 Se y Location at some I Sign Ported lesides # 5816 Clayton de se Merl H Hers

The same of the same						33	SHEET			
FUNCTION	Wall Map				Duelicate		Tracing		200 Sheet	
Descriptions checked and putline plotted on map	9019	by	date	by	11-21	194	date	by	dote	64
Petition number added to outline										
Denied	180									
Granted by SC, BA, CC, CA										28.0

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and Petition number added to Granted by ZC, BA, CC, CA Revised Plans: Change in outline or description____Yes

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received * this /6 _1972 Filing Fee \$ 9 5 ... Petitioner HUDNE Petitioner's Attorney___ This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.





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

Comments on Item # 110 Zoning Advisory Committee Meeting, November 29, 1977

Peter P. Hudocok, Jr.
WS Clayton Ave. 20'S Farmview Ave.
D.A. 5.5
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STROMPERG PUBLICATIONS, INC.

By Esit, Burger

BOARD OF EDUCATION OF BALTIMORE COUNTY

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

RE: Item No: 110
Property Ometr: Peter P. Huddock, Jr.
Location: W/S Clayton Ave. 20' 6. Farmiew Ave.
Present Zoning: D.R. 5.5
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Proposed Zoning: Uniform 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'.

No bearing on student population.

Very truly yours, W. Wil Felout W. Nick Petrovich.

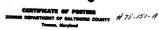
THE PER A VAL OTHER Publics for Vertices | Front and Side Turks and 1

OF West side of Clayte

ALVIN LORECK MRS. MILTON R. SMITH. JR

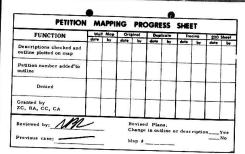
CERTIFICATE OF PUBLICATION

Cost of Advertisement, \$

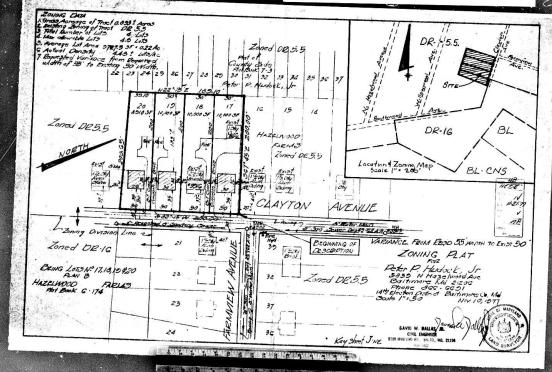


Date of Pasting 1-12-28 Posted for Morning dready Jans. 30 # 1978@ 1'15 PM Location of property W.15 of Clayton the 20 Se g Just Location of Segar I Shaw Posted Lessiles A Selle Clarities de 100 Posted by Merl H Hear Date of return: 1-19-78

PETITION	MAPPING PROGRESS SHEET									
FUNCTION	Woll Map		Original		Duplicate		Tracing		200 Sheet	
Descriptions checked and outline plotted on map	8010	by	date	by	date	194	date	by	dote	by
Petition number added to outline										
Denied								_		
Granted by ZC, BA, CC, CA										
Reviewed by: MM					d Pla		_			



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received * this 16 _1972 Filing Fee \$ 25 . Received Check Petitioner HUDNE Petitioner's Attorney_ This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.





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200 4 4EJM 10 25.0 CHS



