### PETITICAL FOR ZONING VARLANCE FROM AREA AND HEIGHT REGULATIONS

5/1178

44

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

SDS we HARTY. E. & Lynne. Lipsits egal owners of the property situate in Baltimor County and which is described in the description and plat attached hereto and made a part hereof

hereby petition for a Variance from Section 1802.301 (303.1) to permit a front setback of 34 feet instead of the average 75 feet and 64 feet to the

center line of the street instead of the average 105 feet

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

to permit the construction of a 14' x 18' bedroom addition; grade of lot would require a full basement below addition if it were constructed on the end or in the rear of house thereby making the cost prohibitive; an additional bedroom is required for growing

#### See attached description

FOR

IVED

RECE

ORDER

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

Lior we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this
tion, and further agree to and are to be bound by the roning regulations and restrictions of
tipper County adopted pursuant to the Zoning Law For Baltimore County.



197 8 10;00°clock County, on the 220d day of March

Zoning Commissioner of Baltimore County.

## BASSIMORE COUNTY, MARYIMND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric Di Nenna, Zoning Commissioner Date Morch 16, 1978 FROM Leslie H. Groef, Director of Planning

PROM TEXT 122

Petition 78-199-A. North side of Keyser Road 116 feet West of Fielding Road SUBJECT.

Petition for Variance for Front Setbacks Petitioner - Harry E. Lipsitz and Lynne Lipsitz

3rd District

HEARING: Wednesday, March 22, 1978 (10:00 A.M.)

Unless there is a particular hardship that this office is unaware of, th petitioner's request should not be granted and the front yard setback of 105 feet should be maintained.

LHG:JGH:rw

RE: PETITION FOR VARIANCE N/S of Keyser Road 116' W of Fielding Road, 3rd District : BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

HARRY E. LIPSITZ, et ux, Petitioners : Case No. 78-199-A

.....

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524. Lef 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,

2. Counts Charles E. Kountz, Jr. Deputy People's Counsel

John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204 494-2188 Jegg can II

I HEREBY CERTIFY that on this 8th day of March, 1978, a copy of the aforegoing Order was mailed to Mr. and Mrs. Harry E. Lipsitz, 3412 Keyser Road, Pikesville, Maryland 21208, Petitioners.





March 29, 1978

Mr. & Mrs. Harry E. Lipsitz 3412 Keyser Road Baltimore, Maryland 21208

RE: Petition for Variances N/S of Keyser Road, 116' W of Fielding Road - 3rd Election District Harry E. Lipsitz, et ux -Petitioners NO. 78-199-A (Item No. 142)

Dear Mr. & Mrs. Lipsitz:

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

Very truly yours. 12/ S. ERIC DI NENNA Zoning Commissioner

Attachment

21208

cc: John W. Hessian, III, Esquire

Mr. & Mrc. Harry D. Lipsits 3412 Keysor Rd. BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Balto., Mp.

Petitioner Harry E. Limitz Petitioner's Attorney

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

Your Petition has been received and accepted for filing 19th day of January 1978.

Beginning on the North side of Keyser Road II6 feet West of Fielding Road, thence traveling North 80'45" West II5 feet, thence North 9' 15" East 353 feet, thence South 80' 45" East II5 feet, thence South 9' 15" West 353 feet to the place of beginning. Also known as 3412 Keyser Road.

TOWSON, MARYLAND 21204

39 & 40 NW 18 Pos. Shts NW 10 E Topo 68 Tax Map

THORNTON M. MOURING, P.E.

ITEM 4 142

Chairman, Zoning Plans Advisory Committee

February 8, 1978

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

No: Item #42 (1977-1978)
Property Owner: Barry E. & Lynne Lipsitz
No Seymer and 116' N. Fraciding Rd.
Proposed Coming: Valuance to permit a front setback
of 34' in line of the required 75' and 64' to the center
of the street in lieu of the required warrage of 105'.
Armesi. 0.94' District, 304

The following comments are furnished in regard to the plat submitted to this te for review by the Zoning Advisory Committee in connection with the subject item.

Baltimore County highway and utility improvements are not directly involved.

Nowever, 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 atripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or personent) to present creating any muisances or damages to adjacent properties, especially by the concentration of surface vaters. 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.

Public 8-inch sanitary sewerage is under construction, which will serve this operty, presently utilizing a private onsite sewage disposal system, see Drawing 75-0461, File 1, Job Ordor 1-2-613, Contract No. 770H 780.

This office has no further comment in regard to the plan submitted for Zoning sory Comm.ttee review in connection with with Item #142 (1977-1978).

Very truly yours, Elsworth M. Dwent come ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

BALTIMORE COUNTY

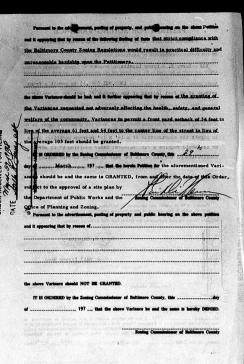
**ZONING PLANS** 

ADVISORY COMMITTEE



PETITION AND SITE PLAN

**EVALUATION COMMENTS** 



BALTI MORE COUNTY SONING PLANS ADVISORY COMMITTEE

March 9, 1978

bureau of Department of Traffic Engine

State Roads Com Bureau of Fire Prevention Project Planning ilding Departmen Board of Education oning Administre

Mr. & Mrs. Harry E. Lipsits 3412 Keyser Road Baltimore, Maryland 21208

RE: Variance Petition Item Number 142 Petitioner - Harry Lipsits

Dear Mr. & Mrs. Linsits:

The Soning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on size field inspection of the property. The following comments are a result of this review and the special period of the property of the special period of the property of the appropriateness of the development plans that the appropriateness of the development plans that may have a bearing on this case. The Director of Planning may fill a written report with the Soning Commissioner witting the property of the suitability of the requested soning.

Located on the north side of Keyser Road, approximately 116 feet west of Fielding Road in the 3rd Election District, this property is currently improved with a single family detached dwelling as are the properties in the immediate surroundings. Because properties in the immediate surroundings. Because for the stating dwelling and, therefore, extend closer to Keyser Road than the dwelling to the west and the maximum required setback of a dwelling to the east, this Variance is necessitated.

Particular attention should be afforded the comments of the Health Department concerning the prerequisite of a sanitary sever extension prior to issuance of a building permit if this petition is granted.

Mr. & Mrs. Harry E. Lipsits Page 2 Item Number 142 March 9, 1978

mis petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hand of the date, which will be held not less than 30 on the standard the will be held date on the filing certificate, will be forwarded to you in the near future.

Very truly yours, No. L. Commodari MICOLAS B. COMMODARI Chairman Boning Plans Advisory Committee

.... crie S. DiNenno, Zoning Commission Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building ownon, Maryland 21204

Comments on Item #142, Zoning Advisory Committee Meeting, January 10, 1978, are as follows:

Property Owner: Horry E. and Lynne Lightz
Location: N/S Keyser Road 116' W. Fishking Road
Proposed Zonies, Verlance to penulin I from schools of 34' in Itsu of the required 75'
and 64' to the center of the street in Itsu of the required everage of 105'

This office has reviewed the subject pertition and offers the following comments. These comments are not intended to indicate the approprietness of the zoning in question, but are to assure that all perties are made waves of plans or problems with regard to development plans that may have a basting on this pertition.

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

Very truly yours.

John LWmbley
John L. Wimbley
Plonner III
Current Planning and Development

TOWERN MARY AND STO

DONALD J. ROOP, M.D., M.P.H.

January 26, 1978

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

The following are comments on Item # 142, Zoning Advisory

Location:

Harry E. & Lynne Lipsits N/S Keyser Rd. 116' V. Fielding Rd.

0.934 District:

Metropolitan water is available. A building permit application will not be

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

STEPHEN E. COLLINS

February 10, 1978

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

Item No. 142 - ZAC - January 10. 1978 Item No. 142 - IAC - January 10, 1978
Proposity Onem. Barry E. Sprane Lipstite
Entire Scotland
Proposed Ennisy
Proposed Ennisy
Proposed Ennisy
Variance to permit a front setback of 34' in
lisu of the required 72' and 64' to the center
control of 105' tent in lisu of the required awarese
of 105' tent of

No traffic problems are anticipated by the requested variance to the front methads

Michael S. Flanigan
Traffic Engineer Associate



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

Attention: N. Commodari, Chairman Zoning Advisory Committee

Re: Property Osmer: Harry E. & Lynne Linsitz Location: N/S Keyser Rd. 116' W Fielding Rd.

Item No. 142

Zoning Agenda Meeting of 1/10/28

Gent lemon

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

Fire hydrants for the referenced property are grequired and shall be located at informals of rest along an approved read in accordance with Baltiagure County Standards as published by the Department of Public Mories.

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

( ) 3. The vehicle dead-end condition shown at\_\_\_\_

RECEDS 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

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

) 6. Site plans are approved as drawn.

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

ROYLONGE: St DOW Planning Group Special Impection Division

Noted and Leogy M Wegond
Approved:
Doputy Chief
Piro Provention Bureau



Jarmary 18, 1978

office of Planning and Boning County Office Building Towson, Maryland 21204

Comments on Item # 11/2 Zoning Advisory Committee Meeting, January 10, 1978 are as follows:

Property Order: Harry E. & Lynne Lipsits Location: M/B Espece Road - 116' W Fielding Road Frequent Roming Ch. 1 Frequent Roming Ch.

The items checked below are applicable:

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

(I) B. A building permit shall be required before construction can begin.

(I) 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 árchitect 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.

D F. No comment.

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

Very truly yours. Charle & Sumbo

THD/KS/po# SEC 35 118

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 17, 1978

Z.A.C. Neeting of: January 10, 1978

NE: Item No: 142
Property Coner: Harry E. & Lynne Lipsitz
Location: N/S Keyser Rd. 116' M Fielding Rd.
Present Zoning: D.R. 1
Present Zoning: D.R. 1
Proposed Zoning: Variance to persit a front setback of 34' in lieu of the required 75' and 64' to the center of the street in lieu of the required werage of 105'.

District: No. Acres:

No bearing on student population.

W. Nick Petrovich, Field Representative



# CERTIFICATE OF PUBLICATION

19. 78

Cost of Advertisement, \$.



ALVERTAGE DATE OF	
TIMES	OFFICE OF
	EIMES NEWSPAREDS
	NEWSPAPERS

TOWSON, MD. 21204

March 2. 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE-Harry E. Lipsitz was inserted in the following:

☐ Catonsville Times
☐ Dundalk Times
☐ Essex Times

☐ Suburban Times East

☐ Towson Times
☐ Arbutus Times
☐ Community Times Rand. ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for <u>one</u> successive weeks before the 2 day of March 1978, that is to say, the same was inserted in the issues of March 1, 1978.

> STROMBERG PUBLICATIONS, INC. BY Laura Panerelecker

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received \* this \_\_\_\_\_\_ day of 1977. Piling Fee : AFW . Received Kcheck

Petitioner# 4 Lynne Locary Submitted by #ARRY LIPRIPE Petitioner's Attorney \_\_\_\_

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

PETITION	ı M	APPI	NG	PR	OGR	ESS	SHE	ET		SE
FUNCTION	Wall Map		Original		Duplicate		Tracina		200 Sheet	
Descriptions checked and outline plotted on map	date	by	date	by	date	by			date	by
Petition number added to outline					13	414				
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: Yer			CI	ange	Plan in out	in: line or	desc	ription		es lo

- 題	BALTIMORE COUNTY, MARYLAN OFFICE OF PRIANCE REVENUE DIVI MISCELLANEOUS CASH RECEIPT	SION	lle.	65519
	DATE - Nov. 28, 1978	COUNT		
		MUNT. 865.		
	RECEIVED BARRY B. Légal 9	a July Kayee	e Mari,	Pihooville,
	Admittating and posting	-	- 674	-107-107
	28677ENR 22	4 5	5.3 2 m	•
	VALIDATION O	R SIGNATURE OF C	ASHIER	

	1-5,60	78-199-
-	THREATE OF POSTE	
Demis Der	ARTHUR OF PARTIES	

	1
Posted for: Petition For VARIANCE	Date of Partie MARCH 6, 1978
Petitioner: HARRY E. LIPSITZ	
Location of property: N/S OF Keyser Rd.	
Location of Signer FRONT 3412 Keysers	RJ.
Remarks:	
Posted by Floring E. Roland	Date of return: MARCH 10 1978

182 8 ARTO 28 25.0 CHSC