

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following being of such that strict compliance with the Baltimore County Zoning Resolutions would result in practical difficulty and unreasonable hardship upon the Petitioners.

the above Variance should be granted, 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, Variance to permit a front yard setback of 34 feet in lieu of the average 51 feet and 53 feet to the corner line of the street in lieu of the average 105 feet should be granted.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of March, 1978, 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 a 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 following being of such that strict compliance with the Baltimore County Zoning Resolutions would result in practical difficulty and unreasonable hardship upon the Petitioners.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of March, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE Bldg.
111 W. Calverton Ave.
TOWSON, MARYLAND 21204

Chairman
Nicholas S. Commodari

Members:
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

March 9, 1978

Mr. & Mrs. Harry E. Lipets
3412 Keyser Road
Baltimore, Maryland 21204

RE: Variance Petition
Item Number 142
Petitioner - Harry Lipets

Dear Mr. & Mrs. Lipets:

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 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 of your proposal to construct an addition to the front of the existing 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 sewer extension prior to issuance of a building permit if this petition is granted.

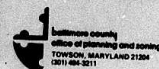
Mr. & Mrs. Harry E. Lipets
Page 2
Item Number 142
March 9, 1978

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 date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas S. Commodari
Chairman
Zoning Plans Advisory Committee

MBC:rf



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

Property Owner: Harry E. and Lynne Lipets
Location: N/S Keyser Road 116' W. Fielding Road
Existing Zoning: D.R.1
Proposed Zoning: Variance to permit a front setback of 34' in lieu of the required 75' and 64' to the center of the street in lieu of the required average of 105'
Acres: 0.934
District: 3d

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. Wibley
Planner III
Current Planning and Development



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

January 26, 1978

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 # 142, Zoning Advisory Committee Meeting of January 10, 1978:

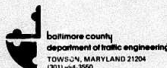
Property Owner: Harry E. & Lynne Lipets
Location: N/S Keyser Rd. 116' W. Fielding Rd.
Acres: 0.934
District: 3d

Metropolitan water is available. A building permit application will not be approved until the sanitary sewer extension is completed.

Very truly yours,

Charles E. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/ES/ps
SEC 35 118



STEPHEN E. COLLINS
DIRECTOR

February 10, 1978

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

Item No. 142 - SAC - January 10, 1978
Property Owner: Harry E. & Lynne Lipets
Location: N/S Keyser Rd. 116' W. Fielding Rd.
Existing Zoning: D.R. 1
Proposed Zoning: Variance to permit a front setback of 34' in lieu of the required 75' and 64' to the center of the street in lieu of the required average of 105'.
Acres: 0.934
District: 3d

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF/jam



Paul H. Heinke
CHIEF

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Harry E. & Lynne Lipets

Location: N/S Keyser Rd. 116' W. Fielding Rd.

Item No. 142 Zoning Agenda Meeting of 1/10/78

Comments:

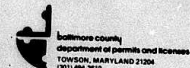
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are grouped and shall be located at intervals of 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 _____

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

Reviewed: [Signature]
Planning Group
Social Legislation Division

Approved: [Signature]
Charles E. Devlin
Deputy Chief
Fire Prevention Bureau



JOHN D. SEYFERT
DIRECTOR

January 15, 1978

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

Dear Mr. DiNenna:

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

Property Owner: Harry E. & Lynne Lipets
Location: N/S Keyser Road - 116' W. Fielding Road
Existing Zoning: D.R. 1
Proposed Zoning/Variance: to permit a front setback of 34' in lieu of the required 75' and 64' to the center of the street in lieu of the required average of 105'.
Acres: 0.934
District: 3d

The items checked below are applicable:

1. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
2. A building permit shall be required before construction can begin.
3. Three sets of construction drawings may be required to file an application for a building permit.
4. 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.
5. 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.
6. No comment.
7. Requested setback variance conforms with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Devlin

Charles E. Devlin
Plans Review Chief
CEB/rj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 17, 1978

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

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

RE: Item No: 142
Property Owner: Harry E. & Lynn Lipsitz
Location: N/S Keyser Rd. 116' W. Fielding Rd.
Present Zoning: D.R. 1
Proposed Zoning: Variance to permit a front setback of 34' in lieu of the required 75' and 64' to the center of the street in lieu of the required average of 105'.

District: 3rd.
No. Acres: 0.934

Dear Mr. DiNenna:

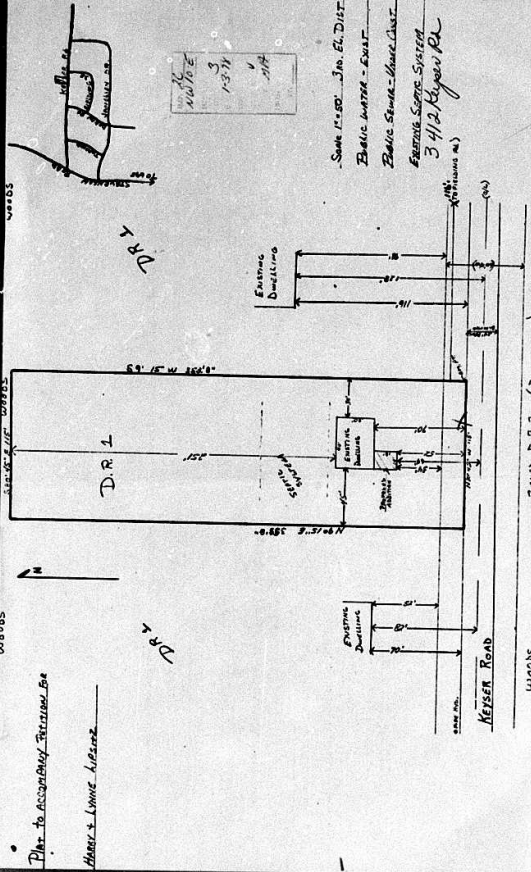
No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH H. BACOWAN, PRESIDENT
Y. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOYDARD
THOMAS H. BOYER
MRS. LOBBANE P. CHINEUR
ROGER B. HAYDEN
ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.
ROBERT V. DUBEL, SUPERINTENDENT



Date to accompany Petition: 3/4

Harry & Lynn Lipsitz

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 23rd day of Dec 1977. Filing Fee \$ 15.00 Received ☒ Check ☐ Cash ☐ Other

Petitioner HARRY & LYNN LIPSITZ Submitted by HARRY LIPSITZ
Petitioner's Attorney _____ Reviewed by WNP
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

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					1/3	WNP				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>WNP</u>	Revised Plans: Change in outline or description ☐ Yes ☒ No									
Previous case: <u>None</u>	Map # <u>NW 185</u>									

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

DATE: Feb. 26, 1978 ACCOUNT: 65519

AMOUNT: \$6.00

RECEIVED: Harry E. Lipsitz, 3412 Keyser Rd., Baltimore, Md. 21204
FOR: Petition for Variance

88677 JENB 22 4532 MC

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 2, 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 at 9:00 a.m. successive weeks before the 22nd day of March, 1978, the last publication appearing on the 2nd day of March, 1978.

L. Leonard Smith
THE JEFFERSONIAN
Manager

Cost of Advertisement, \$.....



OFFICE OF
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 and 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 Perdue*

CERTIFICATE OF POSTING

District 3rd
Posted for: PETITION FOR VARIANCE
Petitioner: HARRY E. LIPSITZ
Location of property: N/S of Keyser Rd. 116' W. of Fielding Rd.
Location of Sign: Front 3412 Keyser Rd.
Remarks: Thomas E. Ireland
Posted by: Thomas E. Ireland
Date of return: MARCH 10 1978

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

DATE: Feb. 27, 1978 ACCOUNT: 65466

AMOUNT: \$25.00

RECEIVED: Harry E. Lipsitz, 3412 Keyser Rd., Baltimore, Md. 21204
FOR: Petition for Variance

8828 ARTE 28 2500 MC

VALIDATION OR SIGNATURE OF CASHIER