

Petitioner Frances E. Carey
 Petitioner's Attorney _____ Reviewed by Nicholas B. Commodari
 Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

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 above Variance should be had; 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 20 feet and 50 feet to the center line of the road in lieu of the required average setbacks of 30 feet and 71 feet, respectively, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th 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 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th 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 BUILDING
111 N. Chesapeake Ave.
Towson, Maryland 21204

Mr. Nicholas R. Conodari
Chairman

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

Ms. Frances E. Carey
5924 Johnnycake Road
Catonsville, Maryland 21207

RE: Variance Petition
Item Number 136
Petitioner - Frances Carey

Dear Ms. Carey:

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 to assure that all parties are made aware of plans or the appropriateness of the zoning action requested, but problems with regard to the development plans that may be filed a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the northeast side of Johnnycake Road approximately 45 feet northwest of Dorchester Avenue in the 1st Election District, the subject property is presently improved with an existing single family detached dwelling, indicated as proposed on the submitted site plan. Because this dwelling is located abutting this property, this Variance is required to correct this situation.

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

Ms. Frances E. Carey
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filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS R. CONODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf



THORNTON M. MOURING, P.E.
DIRECTOR

January 10, 1978

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

Re: Item #136 (1977-1978)
Property Owner: Frances E. Carey
W/S Johnnycake Rd. 45.61' NW Dorchester Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 30' and 57' in lieu of the required average setbacks of 40' and 71' respectively.
Acres: 0.1168 District: 1st

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.

Highways:

Johnnycake Road, an existing public road, is proposed to be improved in the future as a 42-foot closed section roadway on a 60-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 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.

Storm Drains:

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.



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

February 1, 1978

Dear Mr. DiNenna:

Comments on Item #136, Zoning Advisory Committee Meeting, January 3, 1978, are as follows:

Property Owner: Frances E. Carey
Location: NE/S Johnnycake Road 45.61' NW Dorchester Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 30' and 57' in lieu of the required average setbacks of 40' and 71' respectively
Acres: 0.1168
District: 1st

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. Wimbley
Planner III
Current Planning and Development



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

January 12, 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 # 136, Zoning Advisory Committee Meeting of January 3, 1978:

Property Owner: Frances E. Carey
Location: NW/S Johnnycake Rd. 45.61' NW Dorchester Ave.
Acres: 0.1168
District: 1st

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TBD/KS/po
SEC 35 118



STEPHENE COLLINS
DIRECTOR

February 10, 1978

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

Item No. 136 - ZAC - January 3, 1978
Property Owner: Frances E. Carey
Location: NE/S Johnnycake Rd. 45.61' NW Dorchester Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 30' and 57' in lieu of the required average setbacks of 40' and 71' respectively.
Acres: 0.1168
District: 1st

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Plank
Traffic Engineer Associate

MSF/Pms

Item #136 (1977-1978)
Property Owner: Frances E. Carey
Page 2
January 18, 1978

Water and Sanitary Sewers

Public water main and sanitary sewerage exist in Johnnycake Road. This property is tributary to the Dead Run-Owens Falls Sanitary Sewer System, subject to State Health Department regulations.

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END: EAM: PWR:SS

cc: J. Trenner
J. Somers

11-NE Key Sheet
1 & 2 SW 22 Pos. Sheets
SW 17 Topo
95 Tax Map

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

Attention: N. Commodari, Chairman
 Zoning Advisory Committee

Re: Property Owner: Frances E. Carey
 Location: NE/S Johnnycake Rd. 45.61' NW Dorchester Ave
 Item No. 136 Zoning Agenda Meeting of 1/3/78

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

Noted and Approved: *George M. [Signature]*
 Planning Division Deputy Chief
 Special Inspection Division Fire Prevention Bureau

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

Dear Mr. DiNenna:

Comments on Item # 136 Zoning Advisory Committee Meeting, January 3, 1978 are as follows:

Property Owner: Frances E. Carey
 Location: 3/8 S Johnnycake Road 45.61' N/W Dorchester Ave.
 Existing Zoning: B.R. 5-5
 Proposed Zoning: Variance to permit a front setback of 30' and 57' in lieu of the required average setbacks of 40' and 71' respectively.

Acres: 0.1168
 District: 1st

- The items checked below are applicable:
- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.) 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. Burnham

Charles E. Burnham
 Plans Review Chief
 CEB:rlj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 28, 1977

Z.A.C. Meeting of: January 3, 1978

RE: Item No. 136
 Property Owner: Frances E. Carey
 Location: NE/S Johnnycake Rd. 45.61' NW Dorchester Ave.
 Present Zoning: B.R. 5-5
 Proposed Zoning: Variance to permit a front setback of 30' and 57' in lieu of the required average setbacks of 40' and 71' respectively - 1v.

District: 1st
 No. Acres: 0.1168

Dear Mr. DiNenna:

No bearing on student population.

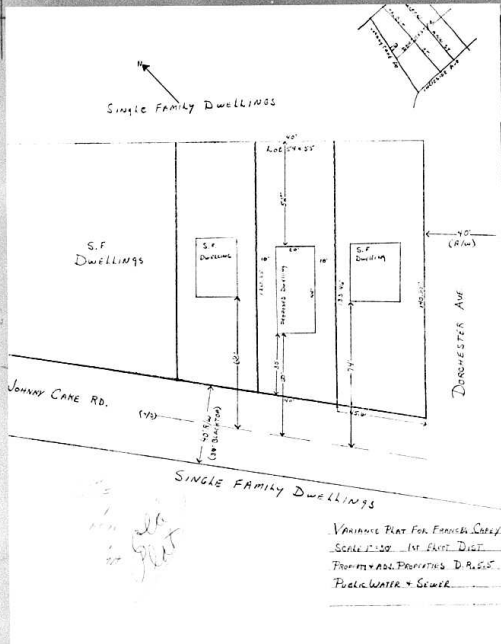
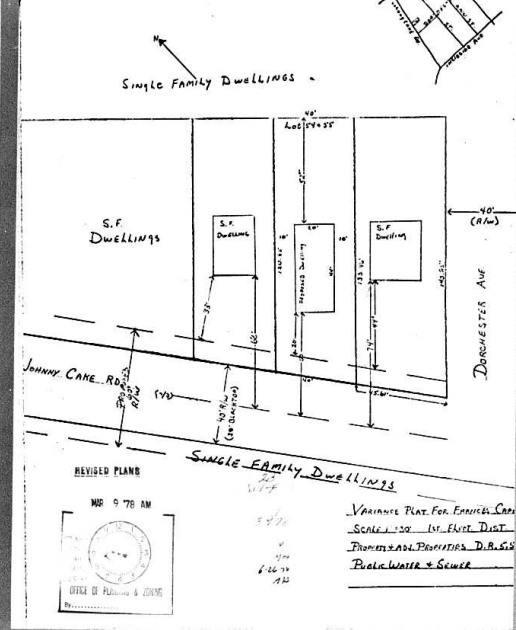
Very truly yours,
W. Sick Petrovich
 W. Sick Petrovich,
 Field Representative

JOSEPH M. MCGOWAN, PRESIDENT
 T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
 MARION W. BOUTWICK

THOMAS W. BOSTON
 MRS. LOREANNE F. CHURCH
 ROGER S. HARTSON

ALVIN LORRICH
 MRS. MILTON E. SMITH, JR.
 RICHARD W. TRACY, DVM.

ROBERT F. DUBEL, SUPERINTENDENT



OFFICE OF THE TIMES

TOWSON, MD 21204 March 1, 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE- Frances Carey H-6176 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 3 day of March, 1978, that is to say, the same was inserted in the issues of March 2, 1978.

STROMBERG PUBLICATIONS, INC.
 BY *Laura Partridge*

PETITION FOR A VARIANCE TO SUBMIT

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., on March 2, 1978, at one time, 1978, the 1978 publication appearing on the 2nd day of March, 1978.

THE JEFFERSONIAN
[Signature] Manager

Cost of Advertisement: \$ _____

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

1 SIGN 78-200-A

District: 1st
 Posted for: PETITION FOR VARIANCE
 Location of property: NE/S OF JOHNNYCAKE RD. 45.61' NW OF DORCHESTER AVE
 Location of Sign: EISEN. 5324 1/2 JOHNNYCAKE RD.

Remarks:
 Posted by: *Thomas E. [Signature]*
 Date of return: MARCH 16, 1978

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 19th day of

Dec. 1977. Filing Fee \$ 25.00. Received ☒ Check

☐ Cash

☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner FRANCES CAREY Submitted by SAME

Petitioner's Attorney — Reviewed by Jam

* 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					1/2	1/2				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>Jam</u>					Revised Plans: Change in outline or description ☐ Yes ☐ No					
Previous case: <u>NONE</u>					Map # <u>SW 4 E</u>					

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

No. 65521

DATE Mar. 22, 1978 ACCOUNT 01-662

AMOUNT \$45.95

RECEIVED Patricia Meola 5924 1/2 Johnnycake Road
Baltimore, Md. 21207
FOR Advertising and posting of property for Frances
Carey #75-200-A

869 PERM 22 45.95 REC

VALIDATION OR SIGNATURE OF CASHIER

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

No. 65467

DATE Feb. 28, 1978 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED Frances E. Carey 5924 1/2 Johnnycake Rd.
Baltimore, Md. 21207
FOR Petition for Variance #75-200-A

828 PERM 28

25.00 REC

VALIDATION OR SIGNATURE OF CASHIER

