## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

We, Ronald L. Kaufman and Anne R. Youfman (his legal cones 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 400.1 to permit a garage to be legated and located

and located outside of the 1/3 of lot farthest removed from street with the results of the required within more feet of sile propertyline along Hiton Terrice instead of the required 2 1/2 to 1/2 to

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the

The existing driveway extends from the front to the rear along the side of the property closest to the side street. To put garage on the 1/3 property farthest from street would break up the rear yard with driveways.

See attached description

RECEIVED FOR FILING

ORDER

DA

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 petition, and further agree to and are to be bound by the roping regulations and restrictions of

mald of Jacoperer Anna Gaufiner Legal Owner Address 310 NEVBURG PUE Petitioner's Attorner

Protestant's Attorney

nia

6-21-21

ORDERED By The Zoning Commissioner of Baltimore County, this .... 10th ... DRIBERED By The coming Commissions to Manager and the petition be advertised, as of ... issuary.

1978. that the subject matter of this petition be advertised, as of ... issuary.

required by the Zeeing Law of Ballinner County, in two newspapers of general circulation throughout Ballinner County, that property be solited, and that the public learning to had before the Zening Commissions of Machinere County in flown 106, County Office Balling in Towns, Ballinners County in Rosen 106, County Office Balling in Towns, Ballinners County in Rose 106, County Coun County, on the 28th day of March 197 8 at 10115 o'clock

Zoning Commissioner of Baltimore County.

i & Bang

#

B

Being known as the northeast corner of Nowburg Avenue and Hilton Terroce, running hence North 45 degrees 3 minutes East 100 feet and hence North 41 degrees 23 minutes West 174.9 feet, South 45 degrees 63 minutes West 100 feet and South 41 degrees 23 minutes East 174,9 feet to the place of the beginning.

PE. PETITION FOR VARIANCE . REFORE THE TONING COMMISSIONER IE corner of Newburg Ave. & Hilton Terrace OF BALTIMORE COUNTY

RONALD KAUFNAN, et ux, Petitioners : Case No. 78-205-A

.....

ORDER TO ENTER APPEARANCE

Mr. Commissioner

Present to the authority costoland in Section 524. Lof the Politimore 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 E. Kountz, Jr. Deputy People's Counsel John W. Hessian, III. People's Counsel County Office Building lowson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 8th day of March, 1978, a copy of the aforegoing Order was mailed to Mr. and Mrs. Ronald Kaufman, 310 Newburg Avenue, Baltimore, Maryland 21228, Petitioners



....

200 ZONING DE ANIMENT

BALTIMORE

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

## BAD IMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna, Zoning Commissioner

March 20, 1978

Leslie H. Graef, Director of Planning

Petition #78-205-A. Item #146. Petition for Variance for an Accessory Structure(Garage)

Northeast corner of Newburg Avenue and Hilton Terrace Petitioner - Ronald Kaufman and Anne R. Kau man

Ist District

HEARING: Tuesday, March 28, 1978 (10:15 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

I HG. IGH.

Mrs. Ronald Kaufman

Mr. 6 Mrs. Ronald Kaufman 310 Nesburg Av Balb., MD. BALTIMORE COUNTY OFFICE OF PLANNING & ZONING 2122

Your Petition has been received and this lath day of January 1978

Petitioner Mr. & Mrs. R. Kaufman Petitioner's Attorney

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

S. ERIC DINENNA

April 4, 1978

Mr. & Mrs. Ronald L. Kaufman 310 Newburg Avenue Baltimore, Maryland 21228

> RE: Petition for Variance
>
> NE/corner of Newburg Avenue and
>
> Hilton Terrace - 1st Election District
>
> Renald L. Kaufman, et ux -Petitioners NO. 78-205-A (Item No. 146)

Dear Mr. & Mrs. Kaufman:

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

Verylruly your

GJM/mc

Attachments

cc: John W. Hessian, III, Esquire People's Count 1

office of plan

March 13, 1978

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

Dear M., DiNenna

TTEM NO. 146

accepted for filing

Chairman, Zoning Plans

Comments on Item #146, Zoning Advisory Committee Meeting, January 17, 1978, are as follows:

Property Chines: Ronald L and Anne R, Koufman Location: NE/C Newberg Avenue and Hillhon Terroce Estining Zonling: 0.15.55 Proposed Zonling: Variance to permit a garage to be located outside the rear third of the lat-farchest enerowed from the street and located on the property line clused to the street

Acres: 0.4015

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

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

Very truly yours,

Current Planning and Development

ng 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 Petitioners, the above Variance should be had; and it further appearing that by reason of the granting of he Variance requested not adversely effecting the health, safety, and general fare of the community, a Variance to permit an accessory structure (garage) be located outside of the — of the lot farthest removed from the street 'Hilton Terrace's and located within zero feet of the side property line along Hilton Terrace in tead of the required 2<sup>1</sup> feet should be granted. Deputy

I IS ORDERED by the Koning Commissioner of Baltimore County this April 197 8 that the berein Petition for the aforementioned Variance hould be and the same is GRANTED, from and after the date of this Order, subhould be and the same is GRANTED, from and after the date of this wreer, oct to the approval of a site plan by the Defartment of Palell Works and the Office of Planning and Zoning.

Deptry John Frankinson of Baltimore County Cooffice of Planning and Zoning. Pursuant to the advertisement, posting of property and public hearing on the above petitie and it appearing that by reason of... the above Variance should NOT BE GRANTE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 197 that the above Variance he and the same is hereby DENIED Zoming Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 14, 1978

COUNTY OFFICE BLOG. 111 W. Chesapeake Ave. Towson, Maryland 2123

Bureau of

Department of Traffic Engineer

State Boads Cos

Sureau of Fire Prevention

Health Departmen

Project Planning

Toning Aiminists

Industrial

Building Departmen Board of Education Mr. 6 Mrs. Ronald L. Kaufman 310 Newburg Avenue Baltimore, Maryland 21228

RE: Variance Petition Item Number 146 Petitioner - Ronald Kaufman Anne R. Kaufman

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 the special parties are not intended to indicate the appropriate and the special parties are made aware of plans or 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 wife is a virtuen report with the Soning Cremissioner Wey State of the State o

The subject property is currently improved with a single family dwelling and is located on the north-east corner of Newberg Avenue and Hilton Terrace. Adjac-tt properties are improved with similar type uses and ere zoned D.R. 5.5, as is this property.

This Variance is requested as a result of your construct a garage in conflict with Section Section 200 and the construct a garage in conflict with Section Section 200 and the construct a garage in conflict with Section 200 and the Conflict and Section 200 and the Conflict and Section 200 and Section 2

Mr. & Mrs. Ronald L. Kaufman

that this structure is closer to Hilton Terrace than is the dwelling, a field inspection revealed that the opposite is true.

At the time of this writing, comments from the speatment of Current Planning and Develop-ment and the bepartment of 'raffic Engineering were and the bepartment of 'raffic Engineering were the speatment of the speak of the the former office did not be a speak of the problems with this proposal, however, I may not sure of the latter bepartment. Upon receipt of this comment, it will be forwarded to you as soon as possible.

This petition is accepted for filing on the def the enclosed filing certificate. Notice of the 'earing 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, Wicholas B. Commodan

NBC:rf.

Chairman Zoning Plans Advisory Committee

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

January 26, 1976

Mr. S. Bric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Twson, Maryland 21204

The following are comments on leam # 146 , Zoning Advisory Committee Meeting of Jamary 17, 1976:

Property Owner: Ronald L. & Anne R. Karfman

NE/C Mewterg Ave. & Hilton Terr.

0.6015

let

sower are available, therefore no health taxands are

Very truly yours,

ding a sone Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

TED/KS/pg:

WSON, MARYLAND 21204

RECEIVED FOR FILING

THORNTON M. MOURING, P.E. DIRECTOR

Pebruary P. 1978

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

Re: Item \$146 (1977-1978)

Expectly Owner: Renaid E. & Anne R. Kushan

Existing Boning: D. R. S. S.

Freposed Soning: Variance to penil a garage to be

removed from the street. But of the bot farthest

removed from the street and located on the property

line closest to the street.

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:

Hilton Terrace and Nowberg Avenue, existing public roads, are both proposed to be improved in the future, as 20-foot closed section readways on 50-foot rights-of-way, Highway rights-of-way, including a fillet area for sight distance at the intersection and any necessary revertible essements for slopes, will be required in connection with any grading or building pennic applice ion.

The construction or reconstruction of concrete sidewalks, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traff's Engineering, and shall be constructed in accordance with Maltimore County Standards,

bevelopment of this property through suripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading peamlt is, therefore, necessary for all grading, including the stripping of top entry.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances or damages to aljacent properties, especially by the concentration of surface waters. Overection of any problem which may result, cue to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Iter (146 (1977-1978) Property Owner: korald L. & Anne R. Kaufran Page 2 Pebruary 8, 1978

Water and Sanitary Sewer:

Public water supply and sanitury sewerage are serving this property. Additional fire hydrant protection is required in the vicinity.

Elloworth I. Simpler Meer ELISHORM ... DIVER, P.E. Chief, Bureau of Engineering



STEPHEN E. COLLINS

March 21, 1978

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

> Item No. 146 Property Owner: Location: Existing Zoning: Proposed Zoning:

SAC - January 17, 1078
Romaid L. & Anne R. Kaufaan
RE/C Besberg Ave. & Hilben Terr.
D.R. 5.5
Variance to permit a garage to be located
outside the rear third of the loc farthest
removed from the street and located on the
property line closest to the street.
0,4015

Acres: District:

No traffic problems are anticipated by the requested variance to permit a garage to be located outside the rear third of the lot farthest removed from the street.

Very truly yours, Michael S. Flanigen Preffic Engineer Associate



Paul H. Reincke

Office of Planning and Zening Baltimore County Office Smilding Tomon, Manyland 21004

Attention: N. Commodari, Chairss Zorang Advisory Committee

Ro: Property Osmor: Ronald L. & Anne R. Kaufman

Location: NE/C Newberg Ave. & Hilton Terr.

Them No. 146 Zoning Agenda Neeting of 1/17/78

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

( ) 1. Fire hydrants for the referenced property are grequired and shall be located at intervals of fort along an approved road in accordance with Baltimore County Standards as gublished by the Department of Public Storks.

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

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

MCEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Provention Code prior to occupuncy or beginning of operation

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

( ) 5. Site plans are approved as drawn.

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



noted and Acogge M Weganet Deputy Chief Fire Prevention Duranu

ments on Item # 116 Zoming Advisory Committee Meeting, January 17, 1978

Property Coner: Ronald I. & Anne R. Kanfasan M/M/C Newborg Are. & Hilton Terraco Risting Soning Da. 5.5 Resisting Soning Da. 5.5 Proposed Soning Variance to penuit a garage to be located outside the rear third of the loft Eartheat removed from the street and located on the property line

The items chacked 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.

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

(X) 0. 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.

(I) E. Wood frame walls are not permitted within 3'0" of an interior property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

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

Very truly yours,

Sharlo & Sumbon Charles E. Burnham Plans Review Chief CEB:rtj

## HOARD 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 17, 1978

RE: I.van No: 146
Property Owner: Ronald L. & Anne R. Eusfnan
Location: MH/C Remberg Ave. & Hilton Terr.
Present Zaning: D. M. 57: Do permit a garage to be located outside the
Proposed Zoming: Tear third of the lost farthest removed from the street
and located on the property line closes to the street.

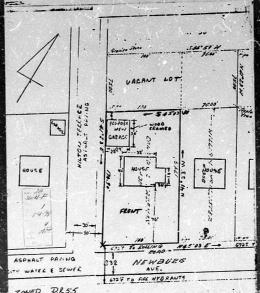
District: 1st

No bearing on student population.

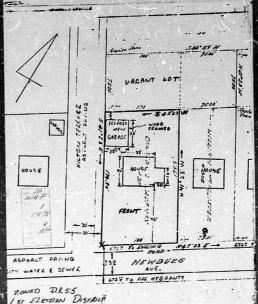
Very truly yours, W. Wit Ferent W. Nick Petrovich, Field Representative

MNP/bp

ALVIN LORECK MRS. MILTON R. SMITH. JR.







BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received \* this

197 . Filing Fee \$ 25 . Received L'Check \_\_Cash \_\_Other

Petitioner KAUPHON Petitioner's Attorney

1-SIGN

CENTIFICATE OF POSTING STREET OF BALTIMORE COUNT

Location of property. NE/COR. OF NEWBURG AVE. AND HILTON TERRACE

Remarks:
Posted by Thomas E. Roband Date of return: MARCH 17, 1978

PETITION MAPPING PROGRESS SHEET

Revised Plans:

Map # SW4-F

Change in outline or description\_\_\_Yes

Posted for Petition FOR VARIANCE Petitioner RONALD KAVEMON

FUNCTION

Descriptions checked and cutline plotted on map

Petition number added to

Reviewed by: MBC

Previous case:

Granted by

ZC, BA, CC, CA

Location of Signa FRONT 310 Newsung Ave.

78-205-A

Date of Posting MARCH 11.1978

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







1978 TOWSON, MD. 21204

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Ronald Kaufman, NE/cor. Newburg Acque was inserted in the following:

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

weekly newspapers published in Baltimore, County, Maryland. once a week for one successive weeks before the 10th day of March 19 78, that is to say, the same was inserted in the issues of March 9, 1973

STROMBERG PUBLICATIONS, INC.

By Estly Burgu

CERTIFICATE OF PUBLICATION

TOWSON, MD. ..... Hareb. 9.

THIS IS TO CERTIFY, that the annexed advertisement was blished in THE JEFFERSONIAN, a weekly newspaper appearing on the ... 9th day of ... Harch

THE JEFFERSONIAN

Cost of Advertis

1978