

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

ORDER RECEIVED FOR FILING
DATE: Jan 1978
JAN 1978

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 Petitioners,

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, a Variance to permit an accessory structure (garage) located outside of the lot farthest removed from the street (Hilton Terrace) and located within zero feet of the side property line along Hilton Terrace instead of the required 21 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of April, 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 Petitioners,

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of April, 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. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. 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 14, 1978

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

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

Dear Mr. & Mrs. Kaufman:

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 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.

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

This Variance is requested as a result of your proposal to construct a garage in conflict with Section 400 of the Baltimore County Zoning Regulations. More specifically, your proposal is to locate this structure on the easterly right-of-way of Hilton Terrace, which is also your property line. As indicated on the submitted site plan, the corner property, directly opposite this site to the west, is also improved with an unattached garage structure. While the plan suggests

Mr. & Mrs. Ronald L. Kaufman
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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 Department of Current Planning and Development and the Department of Traffic Engineering were not available. It is my understanding that the former office did not have any particular problems with this proposal, however, I am not sure of the latter Department. Upon receipt of this comment, it will be forwarded to you as soon as possible.

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

Very truly yours,
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:rf.

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
DONALD J. WOOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

January 26, 1970

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 # 146, Zoning Advisory Committee Meeting of January 17, 1970:

Property Owner: Ronald L. & Anne R. Kaufman
Location: NE/C Newburg Ave. & Hilton Terr.
Acre: 0.4015
District: 1st

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

Very truly yours,
Thomas T. Bevelin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TEB/ES/pgc
SEC 35 118

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

February 9, 1978

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

Re: Item #146 (1977-1978)
Property Owner: Ronald L. & Anne R. Kaufman
N/E cor. Newburg Ave. & Hilton Terr.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a garage to be located outside the rear third of the lot farthest removed from the street and located on the property line closest to the street.
Acre: 0.4015 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:

Hilton Terrace and Newburg Avenue, existing public roads, are both proposed to be improved in the future, as 30-foot closed section roadways on 50-foot rights-of-way. Highway rights-of-way, including a fill-cut area for sight distance at the intersection and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

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 Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, causing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Storm Drainage:

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.

Item #146 (1977-1978)
Property Owner: Ronald L. & Anne R. Kaufman
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Water and Sanitary Sewer:

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

Very truly yours,

Edward P. J. Murphy, P.E.
Chief, Bureau of Engineering

END: EAM: PWR: ss

CC: J. Somers
W. Munchel

H-SE Key Sheet
14 SW 24 Pos. Sheet
SW 4 P 7000
101 Tax Map

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(410) 494-2650

STEPHEN E. COLLINS
DIRECTOR

March 21, 1978

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

Item No. 146 - SAC - January 17, 1978
Property Owner: Ronald L. & Anne R. Kaufman
Location: NE/C Newburg Ave. & Hilton Terr.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a garage to be located outside the rear third of the lot farthest removed from the street and located on the property line closest to the street.
Acre: 0.4015
District: 1st

Dear Mr. DiNenna:

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. Flanagan
Traffic Engineer Associate

MST/hms

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
(410) 525-7310

Paul H. Reincke
Chief

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Ronald L. & Anne R. Kaufman

Location: NE/C Newburg Ave. & Hilton Terr.
Item No. 146 Zoning Agenda Meeting of 1/17/78

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 carried out 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 _____

MEETINGS 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 National Fire Protection Association Standard No. 101 "Life Safety Code," 1970 Edition prior to occupancy.
6. Site plans are approved as shown.
7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: [Signature]
Special Inspection Division

Noted and Approved: [Signature]
Deputy Chief
Fire Prevention Bureau

