

78-232-A 2014 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, RITA L. SILWICK, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.2 to permit an accessory structure to be located outside the 1/3 of the rear yard further removed from the street, (54th Street) Co. 2, to permit an accessory structure to be located east from the centerline of the alley. Instead of the required 25 feet of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) D.B. 10.5...

1. The accessory structure would interfere with existing sidewalk on property.

2. The accessory structure would interfere with an 18-year-old crab-apple tree which was originally a gift for Mother's Day.

Property is to be posted and advertised as prescribed by Zoning Regulations. 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 zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser _____
Address _____
Petitioner's Attorney _____
Address _____
Protector's Attorney _____
Address _____

ORDERED BY THE Zoning Commissioner of Baltimore County, this 14th day of May, 1978, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of May, 1978, at 10:30 o'clock a.m.



(over)

DESCRIPTION

Beginning at a point on the Southeast corner of Gough Street and 54th Street, also three of Eastwood Heights block 1 lot number 1 as recorded in the Law Records of Baltimore County also known as 6001 Gough Street

RE: PETITION FOR VARIANCE
SE corner of Gough St. & 54th St.,
15th District
RITA L. SILWICK, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 78-232-A

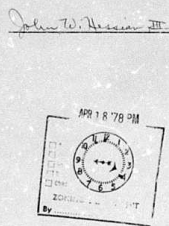
ORDER TO ENTER APPEARANCE

Mr. Commissioner-

Pursuant to the authority contained in Section 524.1 of 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.

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 18th day of April, 1978, a copy of the foregoing Order was mailed to Rita L. Silwick, 8001 Gough Street, Baltimore, Maryland 21229, Petitioner.



BALTIMORE COUNTY, MARYLAND

INTE-OFFICE CORRESPONDENCE

TO: S. Eric Dikenna, Zoning Commissioner Date: April 28, 1978
FROM: Leslie H. Graef, Director of Planning
SUBJECT: Petition 78-232-A, Petition for Variance for an Accessory Structure
Southeast corner of Gough Street and 54th Street
Petitioner - Rita L. Silwick

15th District

HEARING: Monday, May 1, 1978 (10:30 A.M.)

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

LHG:JGH:dee

Leslie H. Graef
Leslie H. Graef
Director of Planning

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
491-04-282
S. ERIC DIKENNA
ZONING COMMISSIONER

May 4, 1978

Mrs. Rita L. Silwick
8001 Gough Street
Baltimore, Maryland 21224

RE: Petition for Variances
SE corner of Gough Street and
54th Street - 15th Election Dis-
trict
Rita L. Silwick - Petitioner
NC. 78-232-A (Item No. 174)

Dear Ms. Silwick:

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

Very truly yours,
George Dikenna
GEORGE DIKENNA
Deputy Zoning Commissioner

GJM/jhm

Attachment

cc: John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Ms. Rita L. Silwick
8001 Gough Street
Baltimore, Maryland 21224
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204
Your Petition has been received and accepted for filing
this 14th day of March, 1978.

S. ERIC DIKENNA
Zoning Commissioner

Petitioner: Ms. Rita L. Silwick
Petitioner's Attorney: _____
Reviewed by: Richard B. Commodari
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

April 5, 1978

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

Re: Item #174 (1977-1978)
Property Owner: Rita L. Silwick
S/E cor. Gough St. & 54th St.
Petition Inquiry: D.B. 10.5
Proposed Zoning: Variance to permit an accessory structure to be located outside of the rear yard of the lot farthest removed from the side street and to permit an accessory structure to be located 15' from the center of the alley in lieu of the required 15'.
Acres: 0.06 District: 15A

Dear Mr. Dikenna:

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

General

Baltimore County highway and utility improvements are not directly involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #174 (1977-1978).

Very truly yours,
Thornton M. Mouring, P.E.
THORNTON M. MOURING, P.E.
Chief, Bureau of Engineering

END:ZAM:PMH:EE

P-NE Key Sheet
1 SE 20 Key Sheet
AS 1 & Top
SK Tax Map

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 excessive 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 an accessory structure to be located outside of the rear third of the rear yard farthest removed from the street (54th Street) and another accessory structure to be located 12 feet from the center line of the alley in lieu of the required 15 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of May, 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, the Department of Permits and Licenses, and the Deputy 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 above Variance should NOT be GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of May, 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

Chairman
Nicholas S. Commodari

Members
Bureau of Engineering
Department of Traffic Engineering

Chairman
Nicholas S. Commodari

Members
Bureau of Engineering
Department of Traffic Engineering

Members
Bureau of Engineering
Department of Traffic Engineering

Members
Bureau of Engineering
Department of Traffic Engineering

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Bureau of Engineering
Department of Traffic Engineering

Members
Bureau of Engineering
Department of Traffic Engineering

April 13, 1978

Ms. Rita L. Silwick
8001 Gough Street
Baltimore, Maryland 21224

RE: Variance Petition
Item Number 174
Petitioner - Rita Silwick

Dear Ms. Silwick:

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 may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the southeast corner of Gough and 54th Streets in the 15th Election District, this site is presently improved with a row home and shed in the rear yard, which is the subject of this petition. Because of the present location of this structure is in violation with the proposed addition, this Variance is required in order to legalize this situation.

Particular attention should be afforded the comments of the Department of Permits and Licenses concerning the type of wall that will be required for this structure.

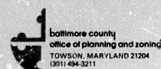
Ms Rita L. Silwick
Page 2
Item Number 174
April 13, 1978

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 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 S. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:rf



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3211

April 28, 1978

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 #174, Zoning Advisory Committee Meeting, March 14, 1978, are as follows:

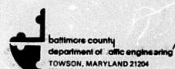
Property Owner: Rita L. Silwick
Location: SE/C Gough St. and 54th St.
Existing Zoning: D.R.10.5
Proposed Zoning: Variance to permit an accessory structure to be located outside of the rear third of the lot farthest removed from the side street and to permit an accessory structure to be located 12' from the center of the alley in lieu of the required 15'.
Acres: 0.08
District: 15th

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 ensure 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



STEPHEN COLLINS
DIRECTOR

March 17, 1978

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

Item No. 174 - SE/C - March 14, 1978
Property Owner: Rita L. Silwick
Location: SE/C Gough St. & 54th St.
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit an accessory structure to be located outside of the rear third of the lot farthest removed from the side street and to permit an accessory structure to be located 12' from the center of the alley in lieu of the required 15'.
Acres: 0.08
District: 15th

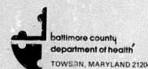
Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Pikatyn
Traffic Engineer Associate

MSP/jms



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

March 26, 1978

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

Dear Mr. DiNenna:

Comments on Item #174, Zoning Advisory Committee Meeting, March 14, 1978, are as follows:

Property Owner: Rita L. Silwick
Location: SE/C Gough St. & 54th St.
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit an accessory structure to be located outside of the rear third of the lot farthest removed from the side street and to permit an accessory structure to be located 12' from the center of the alley in lieu of the required 15'.
Acres: 0.08
District: 15th

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

Very truly yours,

Thomas J. Hester
Director
BUREAU OF ENVIRONMENTAL SERVICES

TJH/Ed/fo



Paul H. Heinicke
Chief

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

Attention: W. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Rita L. Silwick
Location: SE/C Gough St. & 54th St.

Item No. 174

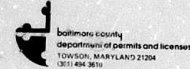
Zoning Agenda Meeting of 3/14/78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "r" 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 _____ 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 _____ exceeds 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 drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: _____
Planning Group
Special Inspection Division
Noted and Approved: _____
Fire Prevention Bureau



JOHN D. SEIFFERT
DIRECTOR

March 13, 1978

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

Dear Mr. DiNenna:

Comments on Item #174 Zoning Advisory Committee Meeting, March 14, 1978 are as follows:

Property Owner: Rita L. Silwick
Location: SE/C Gough Street & 54th Street
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit an accessory structure to be located outside of the rear third of the lot farthest removed from the side street and to permit an accessory structure to be located 12' from the center of the alley in lieu of the required 15'.
Acres: 0.08
District: 15th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.L.) 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. comment Section 305.1 will require a 3/4 hour fire rated wall - 4'0" from property line.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles S. Hester
Plasma Review Chief
(202) 271-1111

