

EVALUATION COMMENTS

ORDER RECEIVED FOR FILING
DATE May 13, 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 request, it not adversely affecting the health, safety, and general welfare of the community, Variance to permit a side yard setback of 12 feet in lieu of the required 25 feet and 37 feet to the center of the side street in lieu of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th 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 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 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 25th day of May, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 491-2211

LESLIE H. GRAY
DIRECTOR

May 8, 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 #198, Zoning Advisory Committee Meeting, March 28, 1978, are as follows:

Property Owner: Patrick G. and Gretchen Ward
Location: NW/C Montego Avenue and Erie Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side street setback of 12' in lieu of the required 25' and a setback of 37' to the center of the street in lieu of the required 50'.
Acres: 0.1756
District: 9th

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
John L. Wimbley
Planner III
Current Planning and Development

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

April 17, 1978

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

Item No. 198 - ZAC - March 28, 1978
Property Owner: Patrick G. & Gretchen Ward
Location: NW/C Montego Ave. & Erie Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side street setback of 12 feet in lieu of the required 25 feet and a setback of 37 feet to the center of the street in lieu of the required 50 feet.

Acres: 0.1756
District: 9th

Dear Mr. DiNenna:

The subject variance should have no effect on traffic.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer
Planning and Design

CRH/dm

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 494-3550

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

April 14, 1978

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

Dear Mr. DiNenna:

Comments on Item #198, Zoning Advisory Committee Meeting, March 28, 1978 are as follows:

Property Owner: Patrick G. & Gretchen Ward
Location: NW/C Montego Ave. & Erie Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side street setback of 12' in lieu of the required 25' and a setback of 37' to the center of the street in lieu of the required 50'.
Acres: 0.1756
District: 9th

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

Very truly yours,

Thomas H. Dewitt, Director
BUREAU OF METROPOLITAN SERVICES

THD/KS/pcc

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 11, 1978

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

Mr. & Mrs. Patrick G. Ward
3320 Montego Avenue
Baltimore, Maryland 21234

RE: Variance Petition
Item Number 198
Petitioner - Patrick Ward

Dear Mr. & Mrs. Ward:

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 Commission with recommendations as to the suitability of the requested zoning.

This Variance is necessitated as a result of your proposal to construct an addition to the side of the existing dwelling within 12 feet of the property line along Erie Avenue in lieu of the required 25 feet.

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 Public Works
TOWSON, MARYLAND 21204

THOMAS H. DEWITT, P.E.
DIRECTOR

May 12, 1978

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

Re: Item #198 (1977-1978)
Property Owner: Patrick G. & Gretchen Ward
N.W. cor. Montego Ave. & Erie Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side street setback of 12' in lieu of the required 25' and a setback of 37' to the center of the street in lieu of the required 50'.
Acres: 0.1756 District: 9th

Dear Mr. DiNenna:

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 and are as shown by Public Works Agreement No. 96607, executed in connection with the development of "Mid-Corridor" of which, this property comprises lot 19, March 2, as shown on the plat recorded O.T.G. 31, folio 119.

Development of this property through striping, 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 striping of top soil.

The construction/reconstruction of required concrete sidewalk, curb and gutter, entrance, apron, etc. is the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #198 (1977-1978).

Very truly yours,

Thomas H. Dewitt, P.E.
Chief, Bureau of Engineering

END:RMT/PDR:as
OO: J. Somers

R-22 Key Sheet
41 & 42 N. 18 & 19 Pcs. Sheets
WB 11 & 20
71 Tex Map

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 494-3550

Paul H. Balchuk
CHIEF

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Patrick G. & Gretchen Ward

Location: NW/C Montego Ave. & Erie Ave.

Item No. 198

Zoning Agenda Meeting of 05/28/78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below stated 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 operation.
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", 1976 Edition prior to occupancy.
6. Site plans are approved as shown.
7. The Fire Prevention Bureau has no comments, at this time.

THD/KS/pcc
Planning Office
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

March 23, 1978

Mr. S. E. DiMenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiMenna:
Comments on Item # 198 Zoning Advisory Committee Meeting, March 28, 1978 are as follows:

Property Owner: Patrick G. & Gretchen West
Location: 12200 Montego Ave. & Erie Ave.
Existing Zoning: R-1
Proposed Zoning: R-1
Proposed Variance: To permit a side street setback of 12' in lieu of the required 25' and a setback of 37' to the center of the street in lieu of the required 50'.

Acres: 0.1756
District: 9th

The items checked below are applicable:

X A. Structures shall conform to Baltimore County Building Code (B.C.C.-A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Department and apply and other applicable codes.

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

X C. Additional _____ Permits shall be required.

X D. Building shall be upgraded to new use - requires alteration permit.

X E. Three sets of construction drawings may be required to file an application for a building permit.

F. Three sets of construction drawings (in a registered Maryland Architect or Engineer's original seal) will be required to file an application for a building permit.

G. 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.

H. Repeated setback variance conflicts with the Baltimore County Building Code. See Section _____

I. No Comment.

J. Comment:

Very truly yours,
Charles E. Burnham
Planning Review Chief

CEB:rrt

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 31, 1978

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

Z.A.C. Meeting of: March 28, 1978

RE: Item No. 198

Property Owner: Patrick G. & Gretchen West
Location: NM/C Montego Ave. & Erie Ave.
Present Zoning: D.R. 5.5

Proposed Zoning: Variance to permit a side street setback of 12' in lieu of the required 25' and a setback of 37' to the center of the street in lieu of the required 50'.

District: 9th
No. Acres: 0.1756

Dear Mr. DiMenna:

No bearing on student population.

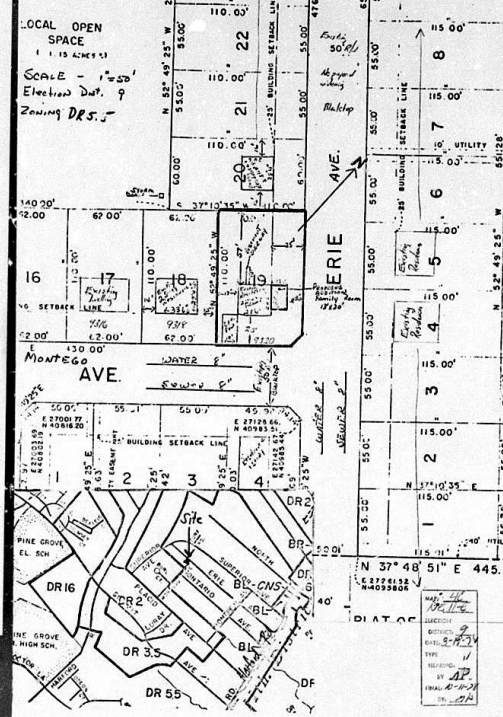
Very truly yours,
W. Nick Petrovich
Field Representative

WNP:lp

JOSEPH H. MCGRAW, PRESIDENT
T. BARBARA WALKER, JR., VICE-PRESIDENT
MARCOUS H. BISHOP

THOMAS H. ROYER
MRS. LORRAINE F. CHURCH
ROBERT H. HARTMAN

ALVIN LORRICK
MRS. WILTON K. SMITH, JR.
ROBERT H. TRACY, D.D.M.



PETITION MAPPING PROGRESS SHEET									
FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map					3/4	JA			
Petition number added to outline									
Denied									
Granted by									
By									
Reviewed by:									
Revised Plans:									
Change in outline or description:									
Previous case:									
Map #									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 14 day of April 1978. Filing Fee \$ 25. Received _____ Check _____ Cash _____ Other _____

S. Eric DiMenna,
Zoning Commissioner

Petitioner: Patrick G. & Gretchen West Submitted by: Charles E. Burnham

Petitioner's Attorney: _____ Reviewed by: _____

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 4, 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., _____ of _____ at _____ 25th _____ day of _____ 1978, the _____ publication appearing on the _____ day of _____ 1978.

THE JEFFERSONIAN,
L. L. Schuchman
Manager.

Cost of Advertisement, \$ _____



TOWSON, MD. 21204 May 4 19 78

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Patrick G. & Gretchen West was inserted in the following:

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

weekly newspapers published in Baltimore County, Maryland, once a week for _____ successive weeks before the 5th day of _____ 1978. That is to say, the same was inserted in the issues of May 4, 1978

STROMBERG PUBLICATIONS, INC.

BY Ernie Burger

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9 Date of Posting: 5-4-78
Posted for: Variance to side street setback
Petitioner: Patrick G. & Gretchen West
Location of property: 12200 Montego Avenue
Location of Signs: Farm yard
Remarks: _____
Posted by: E. F. Brown Date of return: 5-4-78



BALTIMORE COUNTY, MARYLAND
OFFICE OF REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 65634

DATE: May 21, 1978 ACCOUNT: 01-602

AMOUNT: \$41.26

RECEIVED: Gretchen L. West, 12200 Montego Ave., Baltimore, Md. 21204, Cash of Advertising and Posting, Petition for Variance, Case No. 78-252-A

DATE: May 21, 1978 AMOUNT: 41.56

VALIDATION OF SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 65504

DATE: March 14, 1978 ACCOUNT: 01-602

AMOUNT: \$25.00

RECEIVED: Patrick and Gretchen West (Cash)

DATE: March 14, 1978 AMOUNT: 25.00

VALIDATION OF SIGNATURE OF CASHIER