PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Calvin Gilbert & Mary Silbertlegal owner. of the property situate in Baltimore County and which is described in the description and plat stached hereto and made a part hereof hereby petition for a Variance from Section..... 1202-30. L. to parmit a 0 foot side setback in lieu of required 10 feet.

of the Eneing Republics of Nationer County to the Zoning Lar of Ballibors County for the fallowing reasons (Endexth bardship or practical efficiently by have approached the source of the sayly lot administ our reporty and have offered to purchase this property to allow us to expend our living quarters. The owners of the lot at first were in verbal agreement to sail the lot to us, but later vinequed their mints and declinate to sail thereby creating a very disable parent to come live the vine and settlement of the property of the property of the property of the parent to come live with us due to their felling health and inshiftly to care for themselves, We full the need for additional living pace was required, as we have Joint to the property of the propert

Property is to be posted and advertised as prescribed by Zoning Regulations.

Lor we agree to pay expenses of above Variance advertising, posting, etc., upon filing of the close, and further agr. 'o and are to be bound by the zoning regulations and restrictions are consistent as the restriction of the restriction and restrictions are restricted as the restriction of the restriction and restrictions are restricted as the restriction of the restriction and restrictions are restricted as the restriction and restrictions are restricted as the restriction and restrictions are restricted as the restriction of the restriction and restrictions are restricted as the restriction and restri · Calvi Vdilet Mary Lee Gilbert Legal Owner 111 Lan :downe . Md 21227

of April 197 8, tait the subject matter of this petition be advertised, as required by the Zoning Law of Battimere County, in two newspapers of general circulation through out Bailtinere County, that property is posted, and that the public backing be had before the Zoning Commissioner of Bailtimere County in Boom 106, County Office Building in Townon, Ballimore

BARIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenno Zoning Commission June 7, 1978 Leslie H. Groef FROM Director of Planning

Petition 78-268-A. Item No 217.

DEDERED By The Zoning Commis

Petition for Variance for side yard setback
Northolde of Third Street, 300 feet East of Saratoga Street Petitioner - Calvin and Mary Lee Gilbert

13th District

RECEIVED

ORULH DATE

Wednesday, June 14, 1978 (10:00 A.M.)

Although a variance fo: a residence to a sideyard setbock variance is not namelly a concern of this office, the subject request to permit a setbock of dost concern w. It is suggested that particular conditionation be given to the concern of the subject of the concern of the subject of the s

LHG:JGH:rw

RE: PETITION FOR VARIANCE N'S of Third St., 300' E of toga St., 13th District

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COL'NTY

CALVIN GILBERT, et ux, Petitioners : Case No. 78-268-A

......

ORDER TO ENTER APPEARANCE

Mr. Commissione

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.

Peter Max Zimmerman Deputy People's Counsel

Oslin Willessian Att John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 26th day of May, 1978, a copy of the aforegoing Order was mailed to Mr. and Mrs. Calvin Gilbert, 406 Third Avenue, Lansdowne, Maryland 21227, Petitioners.

Law Croices

8243 MAIN STREET ELLICOTT CITY, MARYLANG & 43

495-2100

Please be advised that this office represent: Mr. und Mrs. William J. Martini of 419 Second Averue, the owners of the above mentioned property. It is my understanding that you wish to purchase the above described lots from the the Martini's as they adjoin your property, Lois 977 and 978.

As I mentioned to Mrs. Gilberi un the falephone, Mrs. and Mrs. Martini are unfamilor with the market value of the property. However, I will pass along the information Mrs. Gilbert supplied that your realtor indicates that \$2,000,00 would be a fair price.

October 5, 1977

BOUNDS, SHORT & EAC

ROLAND R. BOUNDS KENNETH D. SHORT JAMES K. EAGAN, III

JKE: pm

and Mrs. Calvin N. Gilbert 406 Third Avenue

Martini -- Gilbert Sale of Lot 979 and all of

Lot 969 South of Line Dividing Lot 968 and 979

Landsdowne, Maryland 21227

John W. Dessier, It



S. ERIC DINENNA

June 20, 1978

Mr. & Mrs. Calvin Gilbert 406 Third Avenue Lansdowne, Maryland 21227

> RE: Petition for Variance N/S of Third Street, 300 E of Saratoga Street - 13th Election District Calvin Gilbert, et ux -Petitioners NO. 78-268-A (Item No. 217)

Dear Mr. & Mrs. Gilbert.

I have this date passed my Order in the above referenced matter,

Very truly yours, S. ELIC DI NENNA

SED/jhm Attachments

ROLAND R. BOTHES KENNETH D. SHORT JAMES K. BURGOL III

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

LAW OFFICES BOUNDS, SHORT & EAGAN 8243 MAIN STREET ELLICOTT CITY, MARYLAND 21043

465-710.1

Mr. and Mrs. Calvin N. Gilbert 406 Third Avenue Landsdowne, Maryland 21227

> Martini -- Gilbert Sale of Lot 979 and all of Lot 969 South of Line Dividing Lot 968 and 979

Dear Mr. and Mrs. Gilbert:

have received correspondence from Mr. and Mrs. Martini 'ndicating that they vish to obtain additional information as to the value of the croperty before greeing to a price. We should have sufficient information in several weeks it in e.

In the meantime, I have advised Mr. and Mrs. Martini not to accept any deposit until a Contract of Sale has been negotiated and signed by all the parties.

JKE: pmy

cc: Mr. and Mrs. William J. Martin Mrs. Marcella Erdma: Rev. Robert J. Muller

Description for Variance for Calvin and Mary Lee Gibert

Saratoga Street in the 13th Election District. Also known as lots nos. 977 and 978 as shown on Plat of Landsdowne which is recorded in Land Records of Baltimore County in Liber 1 folio 49.

Also known as 406 Third Avenue.

Located on north side of 3rd Street approximately 300 feet east of

BOUNDS SHORT & EAGAN 8243 MAIN STREET ELLICOTT CITY, MARYLAND 21043

Mr. and Mrs. Calvin N. Gilbert 406 Third Avenue Lansdowne, Maryland 21227

Martini -- Gilbert

Flease be advised that Mr. and Mrs. Martini do not wish to sell the lot adjoining your respective properties which you wished to purchase.

If you have any questions about this matter, don't hesitate to give me a call.

> Very truly yours, Espan a

JKE: pmc

cc: Mr. and Mrs. William J. Martin Rev. Robert L. Muller

OCT 0 5 1978

As I mentioned to Mrs. Gilbert on the telephone, I have recommended to Mrs. and Mrs. Martini that any contract for the sale of the above described properly should include provisions that he purchaser poy all the costs of the transfer, including all transfer and recording toxes and stranps and all other costs of strillement. Please have your attorney give me a call, or call me yourself in a week or in days, by which time I hope to have been in communication with Mr. and Mrs. martini.

465-7100

cc: Mr. and Mrs. William J. Martini

ant to the advocament, posting of property, and pulse specing on the store Pet more County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Patitioners. show 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, the Variance to permit a side yard s thack of two feet in lies of the required ten feet should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20 day of _______, 197 8_, that the herein Petition for the aforementioned Variance should be and the came is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Work, and --the Office of Planning and Zoning. Pursuant to the advertisement, posting of property and public hearing on the shows Petatie and it appearing that by reason of failure to show practical difficulty and unreasonable bardship, the Variance to permit a side yard setback of sero feet in lieu of the required ten fe at should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ______day of _______, 197 .B., that the above Variance be and the same is hereby DENIED. URDER RECEIVED FOR FILING

CATE Que 20,1976 Stille & Land



Hay 25, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Item #217 (1977-1978)
Property Owner: Calvin & Mary Lee Gilbert
My8 Ind \$1, 200' E. Saratops St.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of O'
in lieu of the required 10'.
Access 5,000 sq. ft. District: 13th

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.

Third Avenue, an existing public road, is proposed to be improved in the future as a 36-foot closed accion roadsay on a 60-foot right-of-way (50-foot miniman) in this vicinity. Highesy right-of-way videning, including any necessary revertible easements for alopse will be required in connection with any grading or building permit application.

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 probling permit is, therefore, new seary for all grading, including the stripping of top soil.

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Ttem #217 (1977-1978)
Property Owner: Calvin & Mary Lee Gilbert
Page 2
Hay 25, 1978

Water and Sanitary Sewer:

Public water supply and senitary sewerege are serving this property. Additional fire hydrant protection is required in this vicinity. Very truly yours,

Ellowanth N Tim / Co M w ELISHORTH N. DIVER, P.E. Chief, Bureau of Engineering

cc: J. Somers W. Munchel

G-SW Key Sheet 20 SW 8 Pos. Sheet SW 5 B Topo 109 Tax Map

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Cilesapeake Ave. T-wson, Maryland 21204

Your Petition has been received and accepted for filing this 18th day of April 6729%

S. ERIC DI NENNA

Nicholas B. Com Chairman, Zoning Plans Advisory Committee BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

CHENTY OFFICE BLOG. 111 W. Chesapeake Ave. Towner, Maryland 2110

Nicholas S. Com

Department of Traffic Enginee State Roads Commit

Health Department Project Planning building Departmen Board of Education Zoning Administrati Industria: Development

Mr. Calvin & Mary Lee Gilbert 406 Third Avenue Lansdowne, Maryland 21227

> RE: Variance Petition Item Number 217 Fetitioners - Calvin & Mary Lee Gilbert

· June 1, 1978

Dear Mr. & Mrs. Githert: Bureau of Fire Prevention

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 coning action requested, but to assure that all parties are made "ware of pines or problems with regard to the development plans that may have 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 coning.

This Variance is required because of your proposal to construct a biting room had room addition to the side of the existing dwelling on the easterly manufactured to the same of the partners of the afforded the comments of the Department of the partners of the partners of and the proposed bedroom.

This petition is accepted for filing on the date of the enclosed Into potition 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.

> Niella B. Commoder NICHOLAS B. COMMODARI Chairman, Zoning Plans Advisory Committee

NBC:smw

LESUE H. GRAEF

May 31, 1978

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

Dear Mr. DiNenno

Comments on Item #217, Zoning Advisory Committee Meeting, April 18, 1978, are as follows:

Property Owner: Calvin and Mary Lee Gilbert Property Owner: Calvin and Many Les Gilbert
Location: N/S 3d 5. 300° E. Saratogo Street
Existing Zoning: D.R.5.5.
Froposed Zoning: Variance to permit a side setback of 0' in lieu of the required 10'
Acres: 5000 sq. fr.
District: 13th.

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 & Landly a frit

TOWSON, MARYLAND 2120

DONALD J. ROOP, M.D., M.F.H.
DEPUTY STATE AND COUNTY HEALTH DESICER

May 17, 1978

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

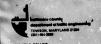
Comments on Item #217, Zoning Advisory Committee Masting, April 18, 1978, are as follows:

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

Very truly yours,

Thomas W. Devila, Director BUREAU OF ENVIRONMENTAL SPRVICES

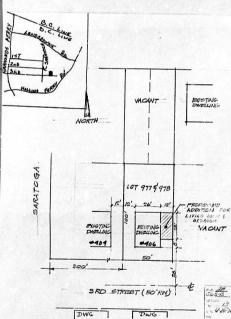
THD/JRP/fth%



May 11, 1978

Item No. 217 - BMC - April 16, 1978
Property Owner: Calvin a Namy Les Villege
Wil Set 8: 000's Samatops St.
Proposed Boning Variance to permit a side setback of 0' in lieu of
the required longer.

should have no effect on traffic.



PETITION FOR ZONING VARANCE FOR . CALVIN . MARY GILBERT IN. RT 13 IH ELECT. DISTRICT LOT NO. 977 \$ 978, BLK. 27 11858 1/ Folio . 49 PUBLIC UTILITIES EXIST IN ROAD (3RD ST.) SLALE 1" = 30'



roperty O. or: Calvin & Mary Lee Gilbert

Togetten: N/S 3rd St. 300' E Saratoga St.

Zoning Agenda Meeting of 04/18/78

turnment to your request, the referenced property has been surveyed by this kneem 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 loosted at intervals or feet along an approved read in accordance with haltimore County Standards as published by the Department of Publis bottes.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCERDS the maximum allowed by the Fire Department.
- () is. The site shall be made to comply with all applicable parts of the Pire Prevention Code prior to occupancy or beginning of operations
- (c) 5. The buildings and structures ocieting or proposed on the site shall comply with all applicable requirements of the Betford Fire Pro-tection Association of the Betford Fire Pro-faction puter to company.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time. () 1. The sire revention surem mas no commune, at that time.

 NOTE: Bedroom must comply to Seggidap and -5,2,2,1 of the 101 life Safety NOTHING Code, 1976 Edition.

 Approved. Segment from Planning Group of The Prevention Russes.

 Figural Importion in Conference of The Prevention Russes.

TOWSON, MD. 21204

☐ Catonsville Times

☐ Suburban Times Fast

☐ Dundalk Times
☐ Essex Times

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Petitioner Chris. "Many billed submitted by Injure Homber Petitioner's Attorney Reviewed by Dane office."

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

Your Petition has been received * this 6th day of April 1978. Filing Fee \$ 25.00 . Received Check

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Calvin & Mary Lee Gilbert was inserted in the following:

weekly newspapers published in Baltimore, County, Maryland,

once a week for one successive weeks before the 26th day of May 19-78, that is to say, the same was inserted in the issues of May 25, 1978

> STROMBERG PUBLICATIONS, INC. By Esthe Burger

M Arbutus Times

☐ Community Times ☐ Suburban Times West



April 13, 1978

Comments on Item # 217 Zoning Advisory Committee Meeting, April 18, 1978 are as follows:

neriCelvin & Mary Lee Gilbert

2 3rd St. 300' E Saratoga St.

old # 2 3rd St. 300' E Saratoga St.

old # 2 3rd St. 300' E Saratoga St.

old # 2 3rd St. 300' E Saratoga St.

old # 2 3rd St. 300' E Saratoga St.

old # 2 3rd St. 3r

The items checked below are applicable;

- XA. Structure shall conform to Baltimore County Building Code (D.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the
- itional Permits shall be required.
- Building shall be upgraded to new use requires alteration permit.
- XE. Three sets of construction drawings will be required to file an application for a building nermit.
- Three sets of construction drawings with a registered Maryland architect or Engineer's original seal will be required to file an archication for a building permit.
- Wood frame walls are not permitted within 3'0" of a property line. Contact Bailding h-partners if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section
- XJ. Comment: Wall abutting property line shall be a 2 hour masonry fire wall without openings. Bedroom window shall comply with Section 603.44.

Very truly yours. There & Sumbon Charles E. Purnham



CERTIFICATE OF PUBLICATION TOWSON MD May 25

1975 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed day of June 19.78., the most publication appearing on the _____ 25th _day of ____ Har_ 19. 78

L. Leanh Structure



78-268-A 1-SIGN

CERTIFICATE OF POSYING

Destrict 13th Posted for Petition For VARIANCE Date of Posting May 27, 1978 Petitioner: CALVIN AND MARY LEE GILBERT Location of property N/S OF THIRD ST. 300' E . - SARATOGA ST LOCALIFE OF SIGNE FRONT 406 3 10 ST

Posted by Llower E. Roland

Date of return TUNE 2 1978

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: April 20, 1978

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

Z.A.C. Meeting of: April 18, 1978

RE: Item No: 217

Property Owner: Calvin f, Mary Lee Gilbert
Location: N/S 3rd St. 300' F. Saratoga Street
Present Zoulage: D. R. 5.5

Proposed Zoning: Variance to permit a side setback of 0' in lieu of
the required 10'.

No bearing on student nonulation.

Very truly yours. W. With Letrant W. Nick Petrovich, Field Representative

KNP/bn

PETITION MAPPING PROGRESS SHEET Wall Map | Original | Duplicate | Tracing | 200 Sheet FUNCTION Descriptions checked and Petition number added to outline Reviewed by: OI Revised Plans: Previous case: None Map # 505-8

ELLANEOUS CASH RECEIPT	MISCELLANEOUS CASH RECEIPT
June 114 1978 ACCOUNT 01-662	DATE 18, 1978 ACCOUNT 01-662
AMOUNT \$38,60	AMOUNT_\$25,00
Nr. & Mr. & Mrs. Calvin Oilbert Cost of Advertising and Posting Cose No. 78-268-4	PACTURE Plant Lee Gilbert, 106 Shird Ave. Balton. P. 265
2894 98JB 14 38,5 CHSC	280002W119 25.00Msc
VALIDATION OR SIGNATURE OF CASHIER	VALIDATION OR SIGNATURE OF CASHIER

