

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The only practical location of the proposed addition to the sidewalk is at the rear of the property. It will add to the aesthetic appearance of the property and it will add to the value of the property. It will not cause any diminution in value of the other property or properties.

[Handwritten signature]

Consent - petitioner _____

219 West PA. Avenue _____

Towson, MD. 21204 _____

Nelson R. Kerr

Petitioner's Attorney _____

Nelson R. Kerr _____

Protestant's Attorney _____

the 1/4th District of Baltimore County in the State of Maryland
and described as follows, that is to say:

BEGINNING for the same on the north side of Linden Terrace as now laid out, 50 feet wide at the distance of 192 feet North 76 degrees, 31 minutes East from the intersection of said north side of Linden Terrace with the north side of North West Street, is now laid out, 50 feet wide North 76 degrees, 31 minutes East from the north side of Linden Terrace North 67 degrees 31 minutes East 76 feet to the eastern end of Linden Terrace thence North 67 degrees 31 minutes East 115 feet to the place where the fence between the lots was first placed; thence South 21 degrees 30 minutes East 115 feet to a new fence; 37 minutes East 76 feet to the south side of said alley South 59 degrees 09 minutes East 75.71 feet to the fence corner on the east side of the aforesaid alley; thence North 67 degrees 31 minutes East 115 feet to the place where the fence between the lots was first beginning. Being known as Nos. 10 and 12 Linden Terrace as shown on the Plat of said lot and recorded in the Office of the Clerk of the Circuit Court for Baltimore County, Franklinville recorded among the Land Records of Baltimore County in Plat Book No. 9,

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Linden Terrace, 192nd NE of :
North Main St., 11th District : OF BALTIMORE COUNTY
MARC S. FRAZIER, et ux, Petitioners : Case No. 78-271-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.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

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 6th day of June, 1978, a copy of the foregoing Order was mailed to Nelson R. Kerr, Esquire, 210 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNanno
Zoning Commissioner

TO: Laila H. Groat Date: June 12, 1978
Director of Planning

FROM: ITEM #228

SUBJECT: Petition #78-271-A. Petition for Variance for side yard setback
North side of Linda Terrace, 192 feet Northeast of North Main Street
Petitioner - Marc S. and Jullia L. Frazier

11 th District

HEARING: Monday, June 19, 1978 (10:00 A.M.)

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

Leslie H. Groof
Director of Planning

LHG:IGH:nc

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

We, who are the owners of the properties listed below and who are the neighbors of MARC S. FRAIER and JULIA L. FRAIER, his wife, who are the owners of the property known as 11906 Woodberry Place in Franklinville, understand that it is necessary for a Variance to be granted for the side line set-back to enable them to have an addition made to their residence. We have seen the Plat, are aware of the proposed addition and believe it to be a worthwhile aesthetic improvement, one which will certainly not cause any diminution in the value of our properties. We urge the passage of an appropriate Order.

Name(s)	Address(es)
Joseph B. Smith	11908 Woodbury Pl.
John B. Smith	11908 Woodbury Pl.
Samuel C. Smith	11905 Woodbury Pl.
Edward R. Corns	11904 Woodbury Place
James R. Corns	
William L. Leedy	11912 Woodbury Place
Norman W. Leedy	11902 Woodbury Place
Ag. F. B. Smith	11901 Woodbury Place
William N. Corns	
John B. Smith	11907 Woodbury Place
John B. Smith	11907 Woodbury Place
May E. Smith	11903 Woodbury Place
William F. Smith	11909 Woodbury Place
Edna Smith	11903 Woodbury Pl.
Joe Smith	11903 Woodbury Pl.
David L. Corns	11914 Woodbury Pl.

**PETITIONER'S
EXHIBIT**



Baltimore County
 Office of Planning and Zoning
 TOWSON, MARYLAND 21204
 (301) 494-3383
 S. ERIC DINENNA
 ZONING COMMISSIONER

June 30, 1978

Nelson R. Kerr, Esquire
210 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
N/S of Linden Terrace, 192'
NE of North Main Street - 11th
Election District
Marc S. Frazier, et ux - Petitioners
NO. 78-271-A (Item No. 220)

Dear Mr. Kerr:

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

Very truly yours,

 GEORGE J. MARTINAK
 Deputy Zoning Commissioner

GJM/jhtn

Attachment

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

Wolcott R. Kerr, Esquire
210 West Pennsylvania Avenue
Towson, Maryland 21204

Form No. 220

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 10th day of April 1978

S. ERIC DI NENNA
Zoning Commission

Petitioner Arac E. & Julia L. Frazier
 Petitioner's Attorney Malcolm R. Kerr Review

Nicholas B. Commodari
Chairman, Zoning Plan
Advisory Committee

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 fact that the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a side yard setback of 11.5 feet in lieu of the required 50 feet should be granted.

IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of June, 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 Deputy Zoning Commissioner of Baltimore County, 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of June, 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
Public Works Commission
Bureau of Fire Prevention
Health Department
Public Planning
Public Safety Department
School of Education
Planning Administration
Industrial Development

Nelson R. Kerr, Esquire
210 West Pennsylvania Avenue
Towson, Maryland 21204

June 7, 1978

RE: Variance Petition
Item Number 220
Petitioner - Marc S. & Julia L. Frasier

Dear Mr. Kerr:

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.

Located on the North side of Linden Terrace approximately 192' NE of North Main Street in the 11th Election District, the subject property is presently improved with a two-story dwelling. Because of your client's proposal to construct an addition to the side of this dwelling within 11.5' of the westerly property line in lieu of the required 50', this Variance is necessitated.

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:smw

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THOMAS H. COLLINS, P.E.
DIRECTOR

July 11, 1978

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

Re: Item #220 (1977-1978)
Property Owner: Marc S. & Julia L. Frasier
R/W Linden Terr. 192' NE North Main St.
Existing Zoning: RC-5
Proposed Zoning: Variance to permit a side setback of 11.5' in lieu of the required 50'.
Acres: 0.2024 District: 11th

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

Linden Terrace, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50 foot right-of-way. Any necessary highway right-of-way and/or reversible easements for slopes will be required in connection with any grading or building permit application.

Sediment Control

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.

Storm Drainage

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage 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.

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 486-2311

LESLIE CRAMF

June 7, 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 #220, Zoning Advisory Committee Meeting, April 18, 1978, are as follows:

Property Owner: Marc S. & Julia L. Frasier
Location: NW/4 Linden Terr. 192' NE North Main St.
Existing Zoning: RC-5
Proposed Zoning: Variance to permit a side setback of 11.5' in lieu of the required 50'.
Acres: 0.2024
District: 11th

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

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

May 17, 1978

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

Dear Mr. DiNenna:

Comments on Item #220, Zoning Advisory Committee Meeting, April 18, 1978, are as follows:

Property Owner: Marc S. & Julia L. Frasier
Location: NW/4 Linden Terr. 192' NE North Main St.
Existing Zoning: RC-5
Proposed Zoning: Variance to permit a side setback of 11.5' in lieu of the required 50'.
Acres: 0.2024
District: 11th

The proposed variance for the construction of a house addition will not interfere with the location of the septic system or well, therefore no health hazards are anticipated.

Very truly yours,

THOMAS H. COLLINS
BUREAU OF ENVIRONMENTAL SERVICES

TBD/JRP/fthc

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 484-3880

STEPHEN E. COLLINS
DIRECTOR

May 11, 1978

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

Item No. 220 - SAC - April 18, 1978
Property Owner: Marc S. & Julia L. Frasier
NW/4 Linden Terr. 192' NE North Main St.
Existing Zoning: RC-5
Proposed Zoning: Variance to permit a side setback of 11.5' in lieu of the required 50'.

Acres: 0.2024
District: 11th

Dear Mr. DiNenna:

The variance should have no effect on traffic.

C. Richard Moore
Assistant Traffic Engineer
Planning and Design

CEM/SEM/dsm

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 525-7215

Paul H. Reiche
CHIEF

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Marc S. & Julia L. Frasier

Location: NW/4 Linden Terr. 192' NE North Main St.

Item No. 220 Zoning Agenda Meeting of 04/18/78

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 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 _____ within 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: [Signature]
Planning Group
Special Inspection Division

APPROVED: [Signature]
Fire Prevention Bureau



JOHN E. STAFFORD
DIRECTOR

April 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 #220 Zoning Advisory Committee Meeting, April 18, 1978
are as follows:

Property Owner: Marc S. & Julia L. Frazier
Location: NW/4 Linden Terrace 192 NE North Main St.
Baiting Siding: R.C. 5
Proposed Zoning: Variance to permit a side setback of 11.5' in lieu of
the required 50'.

Acres: 0.2024
District: 11th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Unincorporated and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- C. Additional _____ permits shall be required.
- 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 with 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. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comments:

Very truly yours,

Charles E. Dunham
Charles E. Dunham
Plans Review Chief

CD-123

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: 220
Property Owner: Marc S. & Julia L. Frazier
Location: NW/4 Linden Terr. 192 NE North Main Street
Present Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 11.5' in lieu of
the required 50'.

District: 11th
No. Acres: 0.2024

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

KNF:lp

JOSEPH H. ALLMAN, PRESIDENT
V. WALTON WILLIAMS, JR., VICEPRESIDENT
MARVIN M. RYLAND

THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
ROGER H. HAYDEN
ROBERT V. DUBEL, SUPERINTENDENT

A. VIN LORECK
MRS. WILTON R. SMITH, JR.
RICHARD M. FINNEY, D.M.



TOWSON, MD. 21204 June 1, 1978

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE-Marc S. & Julia
was inserted in the following: Frazier

- ☐ 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 one successive weeks before the
2 day of June, 1978, that is to say, the same
was inserted in the issues of June 1, 1978.

STROMBERG PUBLICATIONS, INC.

By *Laura Parnell*

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 1, 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. once a week
one time successive weeks before the 19th
day of June, 1978, the said publication
appearing on the 1st day of June, 1978.

THE JEFFERSONIAN

L. Frank Sturges
Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 11 Date of Posting: 6-2-78
Posted for: Variance for side yard setback
Petitioner: Marc S. & Julia L. Frazier
Location of property: NW/4 of Linden Terrace 192 NE of
North Main St.
Location of Sign: Front of Property
Remarks:
Posted by: *J. Hagan* Date of return: 6/2/78

BALTIMORE COUNTY, MARYLAND
OFFICE OF THE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 65627

DATE May 24, 1978 ACCOUNT 01-662
AMOUNT \$25.00

RECEIVED FROM: Marc S. Frazier, 11906 Woodbury Place, Ellicott
FOR: M. 21061, Cost of Filing Fee for Case No. 75-2714

2500 25.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 73352

DATE June 27, 1978 ACCOUNT 01-662
AMOUNT \$53.79

RECEIVED FROM: Marc S. Frazier, Cost of Advertising and
FOR: Posting for Case No. 75-2714

5379 53.79

VALIDATION OR SIGNATURE OF CASHIER



