

PETITION FOR VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Maria B. Wilkinson 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 339.1 of the Baltimore County Ordinance structure (Garage) to occupy more than 40% of the rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Inefficient parking due to four car family & Commercial Area.

Property is to be posted and advertised as prescribed by Zoning Regulations, and 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 for Baltimore County.

Contract purchaser: Maria B. Wilkinson Leg. Owner
 Address: 1340 Poplar Avenue
 Baltimore, Md. 21227
 Petitioner's Attorney: _____
 Professional's Attorney: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 25th day of June, 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 27th day of June, 1978 at 10:45 o'clock A.M.

Eric D. Dilenna
 Zoning Commissioner of Baltimore County
 (over)

78-282-A

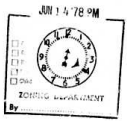
RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 NE/S of Poplar Ave., 310' : OF BALTIMORE COUNTY
 SE of Center St., 13th District :
 MARIE B. WILKINSON, Petitioner : Case No. 78-282-A

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 John W. Heslan, III
 Peter Max Zimmerman John W. Heslan, III
 Deputy People's Counsel People's Counsel
 County Office Building County Office Building
 Towson, Maryland 21204 Towson, Maryland 21204
 47-2168 47-2168

I HEREBY CERTIFY that on this 14th day of June, 1978, a copy of the foregoing Order was mailed to Marie B. Wilkinson, 1340 Poplar Avenue, Baltimore, Maryland 21227, Petitioner.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric Dilenna, Zoning Commissioner
 From: Leslie H. Crawford, Director of Planning
 Date: June 20, 1978

SUBJECT: Petition 78-282-A, Item 223
 Petition for Variance for an accessory structure Northeast side of Poplar Avenue, 310 feet Southeast of Center Street Petitioner - Marie B. Wilkinson

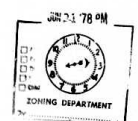
13th District

HEARING: Wednesday, June 28, 1978 (10:45 A.M.)

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

Leslie H. Crawford
 Director of Planning

LHG:JGH:hw



Baltimore County
 Department of Planning and Zoning
 TOWSON, MARYLAND 21286
 001-486-2823
 S. ERIC DILENNA
 ZONING COMMISSIONER

June 30, 1978

Mrs. Marie B. Wilkinson
 1340 Poplar Avenue
 Baltimore, Maryland 21227

RE: Petition for Variance NE/S of Poplar Avenue, 310' SE of Center Street - 13th Election District Marie B. Wilkinson - Petitioner NO. 78-282-A (Item No. 223)

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

Very truly yours,
George J. Martynak
 Deputy Zoning Commissioner

GJM/jhm

Attachment

cc: Mr. James Corkran
 1334 Poplar Avenue
 Baltimore, Maryland 21227
 John W. Heslan, III, Esquire
 People's Counsel

Baltimore County
 Department of Public Works
 TOWSON, MARYLAND 21286
 THORNTON H. MOURNING, P.E.
 DIRECTOR

June 8, 1978

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

Re: Item #223 (1977-1978)
 Property Owner: Marie B. Wilkinson
 N/S of Poplar Ave, 310' S/E Center St.
 Existing Zoning: S-1
 Proposed Zoning: Variance to permit an accessory structure to occupy more than 40% of the rear yard. Area: 0.1174 district 13th

Dear Mr. Dilenna:
 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. Additional fire hydrant protection is required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #223 (1977-1978).

Very truly yours,
Edmund H. Dwyer, P.E.
 Edmund H. Dwyer, P.E.
 Chief, Bureau of Engineering

END:HAM: PWR:ess
 cc: W. Hanchel
 G-5W Key Sheet
 18 SW 15 Post. Sheet
 SW 5 D Topo
 108 Tax Map

BALTIMORE COUNTY
 ZONING PLANS
 ADVISORY COMMITTEE

BEGINNING at a point 310 feet Southeast of the center line of Center Street, on the northerly side of Poplar Avenue, being Lots #77, 76, and # of 75 of Linden Heights addition as recorded in the Land Records of Baltimore County in Liber #7 folio #132.
 Also known as 1340 Poplar Avenue.

Ms. Marie B. Wilkinson
 1340 Poplar Avenue
 Baltimore, Maryland 21227
 Item No. 223
 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 8th day of June, 1978.
Eric D. Dilenna
 Zoning Commissioner
 Petitioner: Maria B. Wilkinson
 Petitioner's Attorney: _____
 Reviewed by: Nicholas J. Commendanti
 Chairman, Zoning Plans 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 Petitioner.

the above Variance should be had; and it further appearing that by reason of the facts of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit an accessory structure (garage) to occupy more than 40% of the rear yard should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th 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 Planning and Zoning, 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 day of 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. CHARLES ST.
TOWSON, MARYLAND 21286

NICHOLAS B. COMMODARI
Chairman

MEMBERS

Director of Engineering

Department of Traffic Engineering

State Public Relations

Director of Planning

Public Department

Director of Planning

Building Department

Board of Education

Zoning Administrator

Industry

Development

June 16, 1978

Mr. Marie B. Wilkinson
1340 Poplar Avenue
Baltimore, Maryland 21227

RE: Variance Petition
Item No. 223
Petitioner - Wilkinson

Dear Ms. Wilkinson:

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 northeast side of Poplar Avenue approximately 310' southeast of Carter Street in the 13th Election District, the property, currently zoned R-1, is improved with an individual dwelling and unattached garage in the rear. Adjacent properties are similar zoned and are improved with dwellings on either side and a commercial building abutting the property to the rear.

This petition is requested as a result of your proposal to construct a large addition to the existing garage with the resultant structure occupying more than 40% of the area of the rear yard. Since the review of the petition forms indicates that the garage will be utilized for the parking of four family cars and no commercial activity planned, this should be so noted on the site plan. Particular attention should be afforded to comments of the Department of Permits and Licenses concerning the allowable number of vehicles parked in this structure.

Ms. Marie B. Wilkinson
Page 2
June 16, 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 B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NRG:cmw



June 9, 1978

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

Dear Mr. DiNanno:

Comments on Item #223, Zoning Advisory Committee Meeting, April 25, 1978, are as follows:
Property Owner: Marie B. Wilkinson
Location: NE/S Poplar Ave. 310' SE Center St.
Existing Zoning: R-1
Proposed Zoning: Variance to permit an accessory structure to occupy more than 40% of the rear yard.
A.C.No: 0-1174
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.

If this is to be used for parking of the family cars and not any type of a commercial nature; this office has no site plan comments to offer.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development



Donald J. Roof, M.D., M.P.H.
Deputy State and County Health Officer

May 16, 1978

Mr. E. Eric DiNanno
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

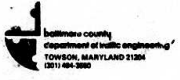
Dear Mr. DiNanno:
Comments on Item #223, Zoning Advisory Committee Meeting, April 25, 1978, are as follows:

Property Owner: Marie B. Wilkinson
Location: NE/S Poplar Ave. 310' SE Center St.
Existing Zoning: R-1
Proposed Zoning: Variance to permit an accessory structure to occupy more than 40% of the rear yard.
Address: 0-1174
District: 13th

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

Very truly yours,
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

520/118/1746



Stephen E. Collins
Director

May 11, 1978

Mr. E. Eric DiNanno
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 223 - SMC - April 25, 1978
Property Owner: Marie B. Wilkinson
Location: NE/S Poplar Ave. 310' SE Center St.
Existing Zoning: R-1
Proposed Zoning: Variance to permit an accessory structure to occupy more than 40% of the rear yard.

Access: 0-1174
District: 13th

Dear Mr. DiNanno:
The variance should have no effect on traffic if the proposed structure is used for residential storage only. Any other type of use might create an access problem.

C. Richard Moore
Assistant Traffic Engineer
Planning and Design

CRW/SM/um



Paul H. Reinecke
Chief

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

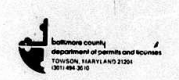
Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Marie B. Wilkinson
Location: NE/S Poplar Ave. 310' SE Center St.
Item No. 223 Zoning Agenda Meeting of 04/25/78

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 load and condition shown at _____ EXCEEDED 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.

Noted and Approved: [Signature]
Special Inspector in Charge Fire Prevention Bureau



John D. Seffert
Director

April 19, 1978

Mr. E. Eric DiNanno, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNanno:

Comments on Item #223 Zoning Advisory Committee Meeting, April 25, 1978 are as follows:

Property Owner: Marie B. Wilkinson
Location: NE/S Poplar Ave. 310' SE Center St.
Existing Zoning: R-1
Proposed Zoning: Variance to permit an accessory structure to occupy more than 40% of the rear yard - Garage
Access: 0-1174
District: 13th

- The items checked below are applicable:
X1. Structure shall conform to Baltimore County Building Code (B.C.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Miscellaneous and local and other applicable codes.
X2. A building permit shall be required before construction can begin.
X3. Additional _____ permit shall be required.
X4. Building shall be upgraded to new use - requires alteration permit.
X5. Three sets of construction drawings will be required to file an application for a building permit. If garage is to be commercial item "P" is applicable.
X6. 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.
X7. Wood frame walls are not permitted within 10' of a property line. Contact Building Department if distance is between 10' and 60' of property line. Existing garage is wood frame.
X8. Separated setback variance conflicts with the Baltimore County Building Code, see Section _____
X9. No Comment.
X10. Comment: Private garages may not garage more than 4 passenger vehicles, all others must be considered public garages and be considered commercial no servicing of vehicles permitted in private garages.

Very truly yours,
Charles E. Harman
Plans Review Chief

CR1212

