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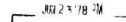
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Purport to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following Statement of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above Variance should be had, and it further appearing that by reason of the STANDING of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a side yard setback of eight feet in lieu of the required ten feet should be granted.

IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of July, 1978, that the above 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 day of 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Paul Lee, P.E.

Paul Lee Engineering, Inc.
206 Washington Avenue Towson, Maryland 21204 821-5941

DESCRIPTION

0.32 ACRES ± PARCEL KNOWN AS #304 STAFFORD DRIVE, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This Description is for a Side Yard Variance

Beginning for a point located on the west side of Stafford Drive, 40 feet wide, as shown on the subdivision of Catonsville Knolls and as recorded among the Land Records of Baltimore County in Plat Book 75-50, said point being 430 feet ± southeasterly from the center line of Kenwood Avenue, running thence along the west right-of-way line of Stafford Drive (1) South 39 degrees 30 minutes east 70 feet to an existing 3/4 inch pipe thence leaving said Stafford Drive (2) Southerly 216.36 feet to an existing 3/4 inch pipe (3) Northwesterly 80.04 feet to an existing 3/4 inch pipe and (4) Northerly 179.51 feet to the point of beginning.

Containing 0.32 acres ± of ground.



May 22, 1978

Engineers - Surveyors - Site Planners

May 22, 1978
1311 Main Street
Ellicott City, Maryland 21043

Room 306, 280

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 day of May, 1978.

Eric S. DiNenna
Eric S. DiNenna
Zoning Commissioner

Petitioner: Paul Lee Engineering, Inc.
206 Washington Avenue
Towson, Maryland 21204

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 27, 1978

Nicholas B. Commodari
Chairman

Mr. Larry M. LaFon
8321 Main Street
Ellicott City, Maryland 21043

RE: Variance Petition
Item No. 250
Petitioner - L & L
Contractors

Dear Mr. LaFon:

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 southwest side of Stafford Drive approximately 430' southeast of Kenwood Avenue, the subject property is presently improved with a recently constructed dwelling. Adjacent properties are similarly zoned D.R. 5.5 and improved.

This Variance is necessitated in order to "legalize" the existing northerly side setback.

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.

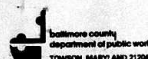
Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI

Chairman
Zoning Plans Advisory Committee

NBCismw

cc: Paul Lee Engineering, Inc. 206 Washington Ave./Baltimore, MD, 21204



THOMSON M. MOURING, P.E.
DIRECTOR

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

Re: Item #250 (1977-1978)
Property Owner: L & L Contractors, Inc.
5700 Stafford Dr. 30' S/W Kenwood Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 8' in lieu of the required 10'.
Acreage: 0.32 district: 1st

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

Stafford Drive, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on the present 40-foot right-of-way.

Sediment Control

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

Storm Drainage

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

Water

There is a 6-inch public water main in Stafford Drive. Additional fire hydrant protection is required in the vicinity.

Item #250 (1977-1978)
Property Owner: L & L Contractors, Inc.
Page 2
July 12, 1978

Sanitary Sewer

There is an 8-inch public gravity sanitary sewer and also an 8-inch sewage force main in Stafford Drive.

Very truly yours,

Thomson M. Mouring
THOMSON M. MOURING, P.E.
Chief, Bureau of Engineering

END:KAN:PMR:as

cc: Mr. Munchel
C-SW Key Sheet
11 SW 38 Pos. Sheet
SW 3 E Topo
101 Tax Map

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

LESLIE H. GANEY
DIRECTOR

July 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 #250, Zoning Advisory Committee Meeting, June 6, 1978, are as follows:

Property Owner: L & L Contractors, Inc.
Location: SW/3 Stafford Drive 430' SE Kenwood Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 8' in lieu of the required 10'
Acreage: 0.32
District: 1st

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. Wimbly
JOHN L. WIMBLY
Planner III
Current Planning and Development

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

July 11, 1978

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

Dear Mr. DiNenna:

Comments on Item #250, Zoning Advisory Committee Meeting of June 6, 1978, are as follows:

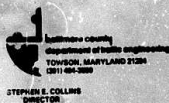
Property Owner: L & L Contractors, Inc.
Location: SW/3 Stafford Dr. 430' SE Kenwood Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 8' in lieu of the required 10'.
Acreage: 0.32
District: 1st

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

Very truly yours,

Thomson M. Mouring
THOMSON M. MOURING, P.E.
BUREAU OF ENVIRONMENTAL SERVICES

TMD/BZ/rtb



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

June 21, 1978

Item No. 250
Property Owner: L & L Contractors, Inc.
Location: SW/S Stafford Dr. 430' SE Kenwood Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 8' in lieu of the required 10'.

Acres: 0.32
District: 1st

Dear Mr. DiNenna:

The variance should have no effect on traffic.

Very truly yours,

Stephen C. Weber
Stephen C. Weber
Engineer I

SEM/dm



Paul H. Reinecke
Chief

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

Attention: Mr. Commandari, Chairman
Zoning Advisory Committee

Re: Property Owner: L & L Contractors, Inc.
Location: SW/S Stafford Dr. 430' SE Kenwood Ave.
Item No. 250

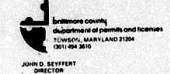
Zoning Agenda Meeting of 06/06/78

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 or 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 _____
_____ the variance 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 on 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: *George M. Maganoff*
Planning Group
Special Inspection Division
Fire Prevention Bureau



John D. Severett
Director

June 7, 1978

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

Dear Mr. DiNenna:

Comments on Item #250 Zoning Advisory Committee Meeting, June 6, 1978 are as follows:
Property Owner: L & L Contractors, Inc.
Location: SW/S Stafford Dr. 430' SE Kenwood Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 8' in lieu of the required 10'.

Acres: 0.32
District: 1st

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.C.) 1970 Edition and the 1977 Supplement.
- 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.
- E. Three sets of construction drawings will 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. Reported setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comment:

Charles E. Burdick
Charles E. Burdick
Plans Review Chief

CEB/rj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 5, 1978

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

Z.A.C. Meeting of: June 6, 1978

RE: Item No. 250
Property Owner: L & L Contractors, Inc.
Location: SW/S Stafford Dr. 430' SE Kenwood Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 8' in lieu of the required 10'.

District: 1st
No. Acres: 0.32

Dear Mr. DiNenna:

No hearing in student population.

Very truly yours,

Nick Petrovich
N. Nick Petrovich,
Field Representative

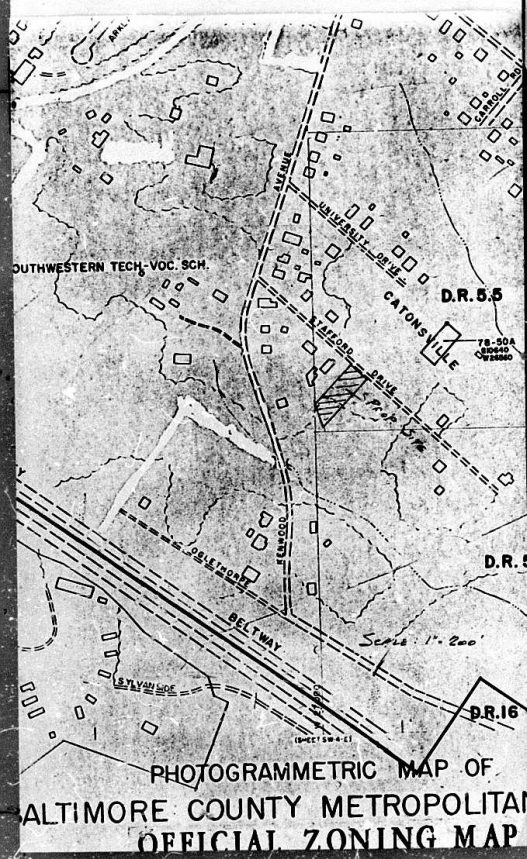
WSP/tp

JOSEPH H. MCCORMAN, PRESIDENT
T. RAYMOND WILLIAMS, JR., VICE-PRESIDENT
JACQUES H. BOUTANGE

THOMAS H. BRYER
HAROLD F. CHURCH
ROBERT S. HATTON

ALVIN LORBER
NICK PETROVICH, JR.
EDWARD W. TRACY, D.V.M.

ROBERT T. GIBBEL, SUPERINTENDENT



CERTIFICATE OF PUBLICATION

TOWSON, MD.....June 22....., 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., commencing on one time _____ before the _____ day of _____, 1978, the _____ publication appearing on the _____ day of _____, 1978.

THE JEFFERSONIAN,
Advertisement
Manager.

Cost of Advertisement, \$.....

OFFICE OF THE TIMES

TOWSON, MD 21204 June 22 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - L & L Contractors, Inc., was inserted in the following:

☒ Catonsville Times	☐ Towson Times
☐ Dundall Times	☐ Arbutus Times
☐ Essex Times	☐ Community Times
☐ Suburban Times East	☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for _____ successive weeks before the _____ day of _____, 1978, that is to say, the same was inserted in the issues of June 22, 1978

STROMBERG PUBLICATIONS, INC.
By *Edith Bunge*

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

No. 73329

DATE June 15, 1978 ACCOUNT 01452

AMOUNT \$25.00

RECEIVED FROM Paul Lee Engineering, Inc.
FOR \$206 Washington Ave., Towson, Md. 21204,
Billings for 1 & 1/2 Units/minutes, Inc.
Case No. 77-5-2 (Tues. No. 250)

81492325 250.00

VALIDATION OR SIGNATURE OF CLERK

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 22nd day of May 1970. Filing Fee \$ 25.00 Received ☒ Check ☐ Cash ☐ Other

Eric B. Dineen
Eric B. Dineen
Zoning Commissioner

Petitioner Carl Gert (Hansy LaFave) Submitted by Carl Gert
Petitioner's Attorney _____ Revived by Carl Gert

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