PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Robert W. Wood, Jr. and
J. or we Kamicy R. Wood _____legal owner.for

I, or we Nancy R. Mood legal owner. Fof the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof, 1962, 3.C3 hereby petition for a Variance from Section to permit a lot width of 50 feet an

Lot 148 and a lot width of 49'-5" on Lot 147 in lieu of the required 55 feet;

on the south side to permit a side yard setback/of 4' in lieu of the

required 10' on Lot 148.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the

The improvement located on what is now known as Battle Fark, Lot 148
was built prior to the establishment of the Battle Park Subdivision.
The layout of the Subdivision (1921) caused the sideyard setback
conditions to the boundary between Lots 147 and 148.

All lots in the Battle Park Subdivision arc 50 feet in width, but since its establishment, the Zoning Regulations have changed to require 55 ft. width, causing the width condition.

l and 2 above were conditions uncontrollable by the Owners and are presenting an economic hardeble to same due to the ur-alceble nature of the two properties individually.

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

1, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this tion, and further agree to and are to be bound by the noning regulations and restrictions of more County adopted pursuant to the Zoning Law For-Baltimore County.

Maney Ruson Legal Owner Address 2909 Ross Au 21219

, 197 %., that the subject matter of this potition 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of July ., 197 8 at 10:00 o'clock

BALTIMORE COUNTY, MARYLAS

INTER-OFFICE CORPESPONDENCE

TO S. Eric Dillenna, Zoning Commissioner Date July 5, 1978 PROM Leslie H. Graef, Director of Planning

SUBJECT Petition # 79-13-A. Petition for Variance Southeast side of Ross Avenue, 150 feet Northeast of Armistead Road Petitioner - Robert M. and Nancy R. Wood

15th District

HEARING: Monday, July 17, 1978 (10:00 A.M.)

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

LNG: JGH: und

RE: PETITION FOR VARIANCE SE/S of Ross Ave., 150'
NE of Armistead Rd., 15th District : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

ROBERT W. WOOD, et ux, Petitioners · Cose No. 79-13-A

1111111

ORDER TO ENTER APPEARANCE

38

" AFF

Pursuant to the authority contained in Section 524.1 of the Raltimore 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 Zimmermon Deputy People's Counsel

John V.'. Hessian, III People's Counsel County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 22nd day of June, 1978, a copy of the aforegoing Order was mailed to Mr. and Mrs. Robert W. Wood, 2909 Ross Avenue, Baltimore, Maryland 21219, Petitioners.

Line W. Here a gen



PLAT DESCRIPTION

Beginning at a point 150 feet northeast of the intersection of Armistead Road and Ross Avenue on the southeast side of Poss Avenue, being known as Lot Nos. 147 and 148 of the subdivision of Battle Park as recorded in the land records of Baltimore County in Liber 7 Folio 58. The improvements on Lot No. 148, otherwise known as 2909 Ross Avenue, in the 15th Flection District, Baltimore County, Maryland. The roning on the above being DR 5.5

July 18, 1978

Mr. & Mrs. Robert W. Wood, Jr. 2509 Ross Avenue Baltimore, Maryland 21219

> RE: Petition for Variances SE/S of Ross Avenue, 150' NE of Armistead Road - 15th Flection District Robert W. Wood, Jr., et ux -Petitioners NO. 79-13-A (Item No. 238)

Dear Mr. & Mrs. Voods

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

> Very Truly yourg. GEORGE I MARTINAK Deputy Zoning Commissioner

GJM/ihm

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Robert Wood 2909 Ross Avenue Baltimore, Maryland 21219

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Gaesapeake Ave. Towson, Maryland 21204

Your Petition has been received and accepted for filing
9th day of Blay 67978. this 9th day of Biay

S. ERIC DI NENNA

office of planning and zoning 10WSON, WARYLAND 21204 (301-494-3211

June 9, 1978

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

Derr Mr. DiNenno

Comments on Item *238, Zoning Advisory Committee Meeting, May 9, 1978, are as follows:

Property Cwner: Robert W and Nancy R. Wood Property Cureer: Nobert 19 and Nancy X. Wood
Locations SE/S Ross Avenue 180° N. Exmistered Bood
Existing Zoning: D. R. 5.5

Frapassed Zoning: Variance to permit lot widths of 49.5' and 50' in lieu of the required 55'
for loss 147 and 148 and a side setback of 4' in lieu of the required 10' for los 148.

This office has reviewed the subject polition 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 polition.

This plan has been reviewed and there are no site-planning factors requiring comment.

John Lumble , John L Wimbley

Planner III
Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE SLOG. 111 W. Chesapeshe Ave. Towner, Maryland 2120

surnes of

Department of Traffic Enginee

Bureau of

Project Planning

Board of Education

Ioning Administra Industrial Development

July 5, 1978

Mr. & Mrs. Robert Wood 2909 Ross Avenue Baltimore, Maryland 21219

RE: Variance Petition Item No. 238 Petitioner - Wood

The Zoning Plans Advisory Committee has reviewed the plans arbimitted 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.

The subject property, currently zoned D.R.5.5 and located in the Southeast side of Ross Avenue northeast of Armistead East in the 15th Election District, consists of two lots, one improved with an individual dwelling and the other lot vscant. Because of your propeal to construct an additional dwelling on this vacant to 1 and create a 4 foot side setback for the existing dwelling from the newly created property line, these Variances are required.

The proposed widening line of Ross Avenue must be indicated on the submitted site plan. It should be noted that if this potition is granied and at the time of application for the required building permits. the proposed dwelling must maintain the in-line condition of the houses on either side, but in no case will it be required to be setback more

Mr. & Mrs. Wood Page 2 July 5, 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.

> Wills S. Gonnolan NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Co

Very truly yours.

NBCismy

TOWSON MARYLAND 2120

DONALD J. ROOP, M.D., M.P.H.

June 1, 1978

Mr. S. Bric DiBenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

The following are comments on Item #238, Zoning Advisory Committee

Property Owners Locations

Robert V. A Hancy R. Wood SN/S Bones Ave. 150' HE Ammistead Rt. D.H. 5.5 permit lot widthe of 16.5' and 50' in live of the required 55' for lote 117 and 116 and a cite setback of 14' in live of the required 10' for lot 118.

Since metropolitan water and sewer are available, no health hazards

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

THD/JRP/Stb

July 11. 1978

Mr. S. Eric DiMenna Zoning Commissioner County Office Building

Re: Item #238 (1977-1978)
Property Owner: Robert W. & Hancy R. Wood
S/ES Ross &ve. 150* H/E Armisteed Rd. S/BS hose Are. 150° W/E armisted Ms. Existing Samings DR 5.5. Single property of the second to parmit lot widths of 49.5° and 50° in lieu of the required 55° for lots 147 and 148 and a side setback of 4° in lieu of the require 10° for lot 140. Acress 0.4600 District: 15th

The following commants are funnished in regard to the plat submitted to this office review by the Zoning Advisory Committee in connection with the subject item.

Bess Avenue, an existing public road, is proposed to be further improved in the future as a 30-foot closed section reademy on a 40-foot right-of-way. Highway right-of-way widening, including any necessary revertible essents for slopes, will be required in connection with any grading or building parmit application.

Development of this property through stripping, grading and stabilisation could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, pecessary for all grading, including the stripping of top boil.

The Petitioner must provibe necessary drainage facilities (temponary or permanent) to provent creating any muleaneous danages to adjacent properties, especially by the concentrar is of surface waters, Correction of any problem which may result, due to improper quadrage regulation of drainage facilities, would be the full responsibility of the Prittions.

Item #238 (1977-1978) Whart W. & Mangy R. Mood Property Owner Page 2 July 11, 1978

Public water supply and sanitary sewerage exist adjacent to this property.

Ellsworth M Dawn Soppenson Ellsworth N. DI TR, P.E. Chief, Bureau of Engineering

RND: BAN: PWR: 66

oc: J. Somer A-NE Key Sheet 22 SE 32 Pos. Sheet SE 6 H Topo 111 Tax Map

STEPHEN E. COLLINS

May 24, 1978

Mr. S. Eric DiMens Boning Commissioner County Office Building

Item No. 238 - MEC - Ney 9, 1978
Property Omean: Robert W. & Stancy R. Bood
Location: McK/S Rose Nov. 159' ME Arabiteand Rd.
Relating Ronday; D.R. 5.5
Proposed Ronday; Variancy to permit lot widths of 49.5' and 50' in
lisu of the required 55' for iots 147 and 148 and
a 168 estback of 4' in lisu of the required 10'
for lot 148.
Acres: 15th

The variance should have no effect on traffic.

Stephen E. Weber Engineer I



JOHN D SEYFERT

May 5. 1978

Comments on Item # 236Soning Advisory Co

Property Conners Word, Rodert W. Loomtons Bestung Proposed Sentage

X A. Structure shall conform to Saltimore County Sailding Code (S.O.C.A.) 1970 Militims and the 1971 Sections.

X 3. A building pormit shall be required before construction our barin C. Mittional Permits shall be remired.

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

X L. Three sets of construction (manage will be required to file an application for a building pennit.

Wood frame walls are not pensitted within 3'0" of a property line. Contact Bullding Separateur. If division is between 3'0" and 6'0"

H. Hornested setback variance conflicts with the Paltimore County Pailding Code. See Section

X J. Commit: On the existing building the wall located 4:-0 from the property line shall be upgraded to a 3/4 hour firerated wall, an alteration permit shall be required.

Charles & Sumban

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Dete: May 3, 1978

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

Z.A.C. Meeting of: May 9, 1978

RE: Item No: 238
Property Onner: Robert M. 6 Nancy R. Kood
Location: SE/S Ross Ave. 150° NE Armisteed Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 49.5° and 50° in
Item of the required 55° for lots 147 and 148 and a
side setback of 4° in lieu of the required 10° for
lot 146.

District: 15th No. Acres: 0.4809

Dear Mr. DiNenna

No bearing on student population.

Very truly yours W. Will Keterel W. Nick Petrovich, Field Representative

MNP/br

OBERT Y. DUBEL. BUT

OFFICE OF TOWSON, MD. 21204 June 29

19 78

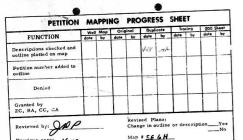
THIS IS TO CERTIFY, that the annexed advertisement of PUTITION FOR VARIANCE - Robert W. & Nancy H. Wood Was inserted in the following:

- ☐ Catonsville Times
 ☐ Dundalk Times
- ☐ Towson Times
- E Esecx Times Suburban Times East
- ☐ Arbutus Times
 ☐ Com.nunity Times ☐ Suburban Times West

weekly newspapers published in Baltin are, County, Maryland, once a week for one successive weeks before the 30th day of June 19.72, that is to say, the same was inserted in the issues of June 29, 1978

STROMBERG PUBLICATIONS, INC.

By Esthe Burger

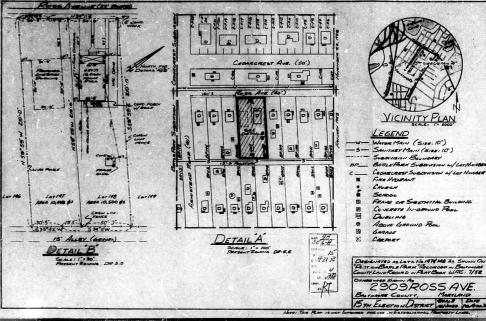


Previous case: None

Map # SE 6H

CERTIFICATE OF PUBLICATION TOWSON, MD. June 29 published in THE JEFFEL-SONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., omoscinvesch appearing on the 29th day of June 19. 78. THE JEFFERSONIAN. L. Liank Shuffen Cost of Advertisement, \$.

OFFICE OF FIR	COUNTY, MARYLAND LANCE - REVENUE DIVISION CASH RECEIPT	Mo. 73340
DATE JUDG	20. 1978 ACCOUNT 01	-662
	AMOUNT \$25	.00
RECTIVEDY, 3		
Filing	AMOUNT 425 buth Wood, 2509 Boss Ave. Fee for Petition for Ver	





GALTIMORE COUNTY, MARYLA

DATE July 17, 1978

2224 AEL

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received * this 27+4 day of 1978. Filing Pee \$ 252 . Received KCheck APRIL Zoning Commissioner Petitioner Resear + Namey Wood & Submitted by SAME Petitioner's Attorney____ ___Reviewed by This is not to be interpreted as acceptance of the Petition for assignment of a hearing data.

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