

1500 SUMMIT AVE
BALTIMORE MD
21228
9 SEPTEMBER 1978

Baltimore County
Office of Planning & Zoning
Baltimore, Maryland 21204

RE: NO. 79-23-ASPH (ITEM NO. 25)

Attention:
Mr. George J. Martinak

Dear Mr. Martinak
In regards your order of August 18, 1978
in the referenced matter I am writing to
enter an appeal.
I am enclosing a check for \$35 plus
\$10 (for two signs) to cover the cost as outlined
in your letter of 18 August to Mr. C. Victor
McFarland, Esquire.
An additional letter and information
in this matter to follow in the near
future

Very Truly Yours
Marvin E. Terry

747-4766

74-2180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
November 12, 1979

Mr. Marvin E. Terry
1500 Summit Avenue
Catonsville, Md. 21228

Re: Case No. 79-23-ASPH
Marvin E. Terry

Dear Mr. Terry:

Enclosed herewith is a copy of the Order of Dismissal passed today
by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Ewenhart,
Adm. Secretary

End.

cc: C. Victor McFarland, Esq.
Mr. Florence Donahue
John W. Hession, III, Esq.
Mr. J. E. Dyer
Mr. W. E. Hammond
Mr. J. G. Howell

CONVERSION PROPERTY AT 1500 SUMMIT AVENUE

The intent of this narrative is to show the desired conversion of the
property at 1500 Summit Avenue, Baltimore, Maryland; 21228 from a single
family residence to a total of three apartments.

The conversion is planned to be accomplished in two phases:

(1) Phase I is the addition of a breezeway between the house and
a 550 square foot masonry garage previously converted to an artist's studio;
conversion of the artist's studio to a one bedroom apartment; installation
of a solar storage unit for heating and a solar hot water heating system.
The solar hot water heating system will be financed partially, 50%, by a
grant under HUD - Maryland Energy Policy Office, Solar Hot Water Initiative
Program.

(2) Phase II is the conversion of the main dwelling from a single
family residence to two apartments. The main dwelling unit was previously
a multi-family unit prior to purchase by the applicant.

Time Schedule: The time schedule for Phase I is calendar year 1978,
hopefully prior to the 1978-1979 heating system. This time is important
because if the time limit on the Solar Hot Water Initiative Program -
6 months from date of system approval.

The time schedule for Phase II is calendar year(s) 1979-1980 but no
later than 1981.

The property limits are sufficient for 3 living units: (130' feet front)
(165' feet deep) and is zoned R 55. The only known variance is: required
30' set back on artist studio, actual is 22 feet plus or minus. The request
is made under Section 403 Conversion.

A survey map from Maryland Surveying and Engineering Co., Inc., J.
Robert Caswell, P.E., No. 1637, 9-6-68 is attached. This exhibit was part
of the requirement for settlement when the property was acquired in 1968.
The property is in Baltimore County, District 01 and the property numbers
(assessments and taxation) 01-20-200480; Map 100, Block 12, Parcel 508.
The deed reference is Liber 5259, Folio 87, 16,500 sq. ft.

DESCRIPTION FOR VARIANCE AND SPECIAL HEARING

PROPERTY OF MARVIN E. TERRY

1ST ELECTION DISTRICT

Beginning at a point on the Northwest corner of Rosewood Avenue
and Summit Avenue and running the following courses and distances:
South 75° 10' West, 150 feet; thence North 79° 23' West, 165 feet;
thence North 75° 10' East, 100 feet; thence South 87° 23' East, 165
feet to the point of beginning.

Also known as 1500 Summit Avenue.

Baltimore County
Office of Planning & Zoning
100001, MARYLAND 21204
001-484 263

S. ERIC DINENBA
ZONING COMMISSIONER
George J. Martinak
Deputy Zoning Commissioner

August 18, 1978

C. Victor McFarland, Esquire
920 Frederick Road
Catonsville, Maryland 21228

RE: Petition for Special Hearing
NW/Corner of Rosewood and
Summit Avenues - 1st Election
District
Marvin E. Terry - Petitioner
NO. 79-23-ASPH (Item No. 25)

Dear Mr. McFarland:

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

CJM:mr

Attachments

cc: John W. Hession, III, Esquire
People's Council

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

C. Victor McFarland, Esquire
920 Frederick Road
Catonsville, Maryland 21228

Item No. 251

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 6th day of June 6-1978.

S. ERIC DINENBA
Zoning Commissioner

Petitioner: Terry
Petitioner's Attorney: McFarland

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas A. Commodari
Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

July 21, 1978

C. Victor McFarland, Esquire
920 Frederick Road
Catonsville, Maryland 21228

RE: Variance/Special Hearing
Item No. 251
Petitioner - Terry

Dear Mr. McFarland:

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 west corner of Rosewood and Summit
Avenues in the 1st Election District, the subject property, currently
zoned D. R. 5.5, is presently improved with a large frame dwelling
and unattached garage in the rear. Adjacent properties to the east,
west and north are similarly zoned and improved, while a Baltimore
County school exists to the south across Summit Avenue.

Because of your client's proposal to attach the existing
structures with a breezeway of an approximate length of 43 feet and
thereafter convert the existing dwelling to two apartments with the
garage being converted to a separate apartment, this combination
hearing is required.

If this petition is granted and at the time of application for
the necessary building permits, parking for the proposed three
dwelling units, as indicated in the comments of the Office of Current
Planning and Development, must be provided.

Mr. McFarland
Page 2
July 11, 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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:amr

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THOMSON M. MOURING, P.E.
DIRECTOR

July 14, 1978

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

Re: Item #251 (1977-1978)

Property Owner: Marvin F. Terry
N/W cor. Rosewood Ave. & Summit Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 16' in lieu of the required 30' and Special Hearing to approve the conversion from a single family use to a three apartment use by connecting a garage to the main residence by a breezeway of 43'.
Acre: 0.3578 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:

Rosewood Avenue and Summit Avenue, existing public roads, are proposed to be improved in the future as 30 and 40-foot closed section roadways on 50 and 60-foot right-of-way, respectively. Highway rights-of-way widenings, including a fillet area for sight triangles at the intersection and any necessary reworkable easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

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

Storm Drains:

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.

Item #251 (1977-1978)
Property Owner: Marvin F. Terry
Page 2
July 14, 1978

Water and Sanitary Sewer:

Public water supply and sanitary sewerage exist in Rosewood Avenue and Summit Avenue.

Very truly yours,

Edward M. Dwyer
EDWARD M. DWYER, P.E.
Chief, Bureau of Engineering

END:ZAM:PMR:us

1-16 Key Sheet
10 DW 25 & 26 TOW. SHEETS
DW : G TOPO
100' x 84' Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
301-494-3211
LESLIE H. GRAY
DIRECTOR

July 10, 1978

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

Comments on Item #251, Zoning Advisory Committee Meeting, June 6, 1978, are as follows:

Property Owner: Marvin F. Terry
Location: NW/C Rosewood Avenue and Summit Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 16' in lieu of the required 30' and Special Hearing to approve the conversion from a single family use to a three apartment use by connecting a garage to the main residence by a breezeway of 43'.
Acre: 0.3578
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.

Planning should be provided for the 3 dwelling units and indicated on the site plan.

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

July 11, 1978

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

Dear Mr. DiNenna:

Comments on Item #251, Zoning Advisory Committee Meeting, June 6, 1978, are as follows:

Property Owner: Marvin F. Terry
Location: NW/C Rosewood Ave. & Summit Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 16' in lieu of the required 30' and Special Hearing to approve the conversion from a single family use to a three apartment use by connecting a garage to the main residence by a breezeway of 43'.
Acre: 0.3578
District: 1st

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

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TMD/TDR/thp

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
301-494-3550
STEPHEN E. COLLINS
DIRECTOR

June 21, 1978

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

Item No. 251 - ZAC - June 6, 1978

Property Owner: Marvin F. Terry
Location: NW/C Rosewood Ave. & Summit Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 16' in lieu of the required 30' and Special Hearing to approve the conversion from a single family use to a three apartment use by connecting a garage to the main residence by a breezeway of 43'.
Acre: 0.3578
District: 1st

Dear Mr. DiNenna:

The petition to approve the conversion from a single family use to a three apartment should have little effect on traffic.

Very truly yours,

Stephen E. Weber
Stephen E. Weber
Engineer I

SEN/dm

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
301-494-3310
Paul H. Heinicke
CHIEF

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Marvin F. Terry

Location: NW/C Rosewood Ave. & Summit Ave.

Item No. 251

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 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 _____ 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.
- (x) 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", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: *Thomas H. Devlin*
Special Inspection Division

Noted and Approved: *Paul H. Heinicke*
Fire Prevention Bureau

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
301-494-3211
JOHN L. WIMBLEY
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 #251 Zoning Advisory Committee Meeting, June 6, 1978

are as follows:

Property Owner: Marvin F. Terry
Location: NW/C Rosewood Ave. & Summit Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 16' in lieu of the required 30' and Special Hearing to approve the conversion from a single family use to a three apartment use by connecting a garage to the main residence by a breezeway of 43'.
Acre: 0.3578
District: 1st

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1978 Edition and the 1971 Supplement.

X B. A building permit shall be required before construction can begin.

C. Additional _____ vents shall be required.

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

X 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. Void frame walls are not permitted within 10' of a property line. Contact Building Department if distance is between 7'0" and 10'0".

H. Reported setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

J. Comment:

Very truly yours,
John L. Wimbley
John L. Wimbley
Plans Review Chief

