PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we Mary Na Bauwar	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 1 RO 2.3 C1 (DR 3.5) To permit a second width of 55 feet in lieu of the required 70

part of lot No. 16 and Lot Nos. 17 and 18

house in lieu of the required 10 feet on lot 14, 15 and 16. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

My late husband purchased this property in 1927 for the specific purpose of making an investment that would take care of me in my later years. I have been living off of my husband's SSA kenefits since 1949. I am now over 75 years of age. I have been maying experate taxes on this parcel of land, recorded as a separate property for over 50 years. I can no longer afford to pay the taxes on the property, nor am I able to afford the up keep.

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

Let we agree to pay expenses of above Variance advertising posting etc., upon filing of the
postition, and further agree to and are to be bound by the soning regulations and restrictions of
fallimere Density adopted pursuant to the Zoning Law For Baltimore County.

3	Ken	
onal	R. Reuwer	May
-4	Contract purchaser	VALUE
des	12533 Folly Quarter Road	Address.
13	Ellicott City, MD. 21045	ال ا
1	531-6455	

Aug 20 Person Legal Owner 3627 Sussex Rd. Balto. Md. 21207

CORDERED By The Zoning Commissioner of Baltimore County, this.

, 197 ., 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 had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towns, Baltimore

RE: PETITION FOR VARIANCES W/S Sussex Road 775.35' N Liberty Road, 2nd District : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

MARY M. REUWER, Petitioner

: Case No. 79-26-A

ORDER TO ENTER APPEARANCE

20

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.

Leter May Jan Peter Max Zimmerman Deputy People's Counsel

lun to Herren, III John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 14th day of July, 1978, a copy of the aforegoing Order was mailed to Mary M. Reuwer, 3624 Sussex Road, Baltimore, Maryland 21207, Petitioner.

> Henry John W. Hessian, III



2

BALTMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric Di Nenna, Zoning Commissioner Date July 25, 1977 Leslie H. Groef, Director of Planning

SUBJECT. Petition *79-25-A. Item *257. Petition for Variances for a lot width and side yard

2nd District

HEARING: Monday, August 7, 1978 (10.15 A.M.)

There are no comprehensive planning factors requiring comment on this

Leslie H. Groef

I HG- IGH-rs

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



George J. Martinak Deputy Zoning Commissione

Mrs. Mary M. Reuwer 2634 Sussex Road Baltimore, Maryland 21267

District Mary M. Reuwer - Petitioner NO. 79-26-A (Item No. 257)

Dear Mrs. Renwer.

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

Item No. 257

Seni O Henra

Chairman, Zoning Plans

Advisory Commi

S ERIC DINENNA

GIM:nr

Attachment

mrs. Mary M. Keuwer

re. Maryland 21207

this 13th day of June

3674 Sunsex Road

cc: Mr. John Ludlow 3628 Sussex Road Baltimore, Maryland 21207

Mr. Irving Cooper 3622 Suss x Road Baltimore, Maryland 21207

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

1978/1



August 14, 1

RE- Petition for Variances W/S of Sussex Road, 775.35' N of Liberty Road - 2nd Election

L-NE Key Sheet 19 NM 23 & 24 Pos. Sheets NW 5 P Topo 88 Tax Map

THORNTON M. MOURING, P.E.

Zoning Commissioner County Office Buildin Towson, Maryland 212

Item #257 (1977-1978) Item #257 (1977-1978)
Property Owner: Mary M. Reuwer
W/S Sussex Mt, 775,35' N. Liberty Ri.
Exitating Zoning: DR 3.5'
Proposed Zoning: Wariance to permit r lot width of 55'
in lieu of the required 70' for lots 17 6 18 and a side
setback of 5' in lieu of the required 10' for lots 14. 15 and 16. Acres: 0.521 District: 2nd

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.

Sussex Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on the present 50-foot right-of-way.

July 18, 1978

DESCRIPTION DOD HARTANDS

DECEMBER OF MISS W. DETECTS

OND PERCETON DECEMPTOR

Beginning at a point on the Wort side of Suspey Boad 775. 35 Segiming at a point on the Wort side of Busses Head TTP, 35 feet North of Liberty Read (show as a likerty Heights Avenue) and known as lets Ns, 15, 16, 17, and 18, Block "N", as shown on the rewised plan of "Tilla Nova", which is recorded in the Land Records of Baltimore County in Liber 7, folto Ns.

Sediment Control:

Deve) years of this property through stripping, grading and stabilization could result is a sediment pollution problem, damaging private and public holdings commatreas of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any missaces or damages to adjacent properties, especially by the concentration of surface waters. Corrective of any problem which may result, when to improper grading or improper installation of drainage facilities, sould be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a 6-inch public water mais and 8-inch public sanitary sewerage in Sussex Road. Additional fire hydrant protection is required in the vicinity.

ELISWATH N. DIVER, P.E. FIRE Chief, Bureau of Engineering

END: EAM: PWR: 88

	Pursuant to the additisement, posting of property, and put 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 Variances should be had; and it
	turther appearing that by reason of the granting of the Variances requested not
	adversely affecting the health, safety, and general welfare of the community
	Variances to permit a lot width of 55 feet in lieu of the recurse. 70 feet, for
	part of Lot No. 16 and Lot Nos, 17 and IR, and a side yar i selback of five feet
	in lieu of the required ten feet, for the existing house on Lot Nos. 14. 15, and
1	part of 16. should he granted
1	
The same of the sa	To SORDERED by the Zeeling Commissioner of Baltimore County, this day of August 197.8, that the herein Pettion for the aforementioned Variances should be and the same is GRANTLD, sym and after the date of this Order subject to the approval of a site plan by the Department of Public Works and Depart, Soring Tourishing for of Baltimore County to Office of Planning and Zoning. Pursuant .9 the advertisement, posting of property and public hearing on the above retition and it appearing that by reason of.
	- Call
	the above Variance should NOT B2 GRANTED.
	IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
	of
	Zoning Commissioner of Baltimore County

deportment of health TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H.

July 25, 1978

Mr. S. Eric DiKeana, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 2120h

Comments on Item #257, Zoning Advisory Committee Meeting of June 13, 1978, tre as follows:

Mary M. Beuwer
W/S Sussex Rd. 775.35' N. Liberty Rd.
D.R. 3.5
Variance to permit c lot width of 55' in
lieu of the required 70' for lote 17 & 18 and
a sade setbac' of 5' in lieu of the required
10' for lote x., 15 & 16. Property Owner: Location: Existing Zoning: Proposed Zoning:

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

Very truly yours,

Thomas Of Darling Thomas H. Devlin, Director BURRAU OF ENVIRONMENTAL SERVICES

THD/RIW/fth/

Acres: District:

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 27, 1978

RE: Variance Petition Item No. 257

Petitioner - Reuwer

Nicholas B. Com Chairman

Bureau of

Pealth Secretary Project Planning

hoard of Elucation Incing Administratio Industrial

Man Mary M Baymar Mrs. Mary M. Reuwer 3624 Sussex Road Baltimore, Maryland 21207

Bureau of Engineering

Dear Mrs. Reuwer:

The Z.ning Plans Advisory Committee has reviewed the plans submitted with the above referenced, stillion and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriatences of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans is 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 Z ming Plans Advisory Committee has reviewed the the suitability of the requested zoning.

The subject property, currently zoned D. R. 3. 5 and improved with an individual dwelling on a lot having a road frontage of 125 feet, is located on the wes. side of Sussex Aoad approximately 75 feet north of Liberty Road in the 2nd Election District. Adjacant properties are similarly zoned and improved.

Because of your proposal to subdivide a portion of this property for a p. opesed dwelling, this Variance for lot width and sideyard setback is required. Particular attention should be afforced to the comments of the Department of Permits and Li-censes concerning the type of fire ,ated wall that must be situated within 5 feet from the rewly created property line. If you have any further questions concerning his matter, you may contact Mr. Charles Burnham, 494-3987. Mrs. Reuwer July 27, 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. filing certificate, will be forwarded to you in the near future.

Nicholas Kanonsola NICHOLAS B. COMMODARI

Chairman Zoning Plans Advisory Committee

NBC:smr



July 24, 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 *257, Zoning Advisory Committee Meeting, Jun 13, 1978, are as follows:

Property Owner: Mary M. Reuwer Lucation: W/S Sussex Road 775,35' N. Liberty Road Existing Zoning: D.R.3.5 Proposed Zoning: Variance to permit a lot width of 55' in lieu of the required 70' for lots 17 and 18 and a side setback of 5' in lieu of the required 10' for

lots 14, 15 and 16.

This affice 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 source that all parties are mode covers of plans or problems with regard to development plans that may have a

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

John L. Wimbley

Planner III
Current Planning and Development



STEPHEN E COLLINS DIRECTOR

June 23, 1978

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Incation:

Towson, Maryland 21204 Property Owner:

Existing Toning

- ZAC - June 13, 1978

Mary M. Reuser

A/F Susses N. 775.15' N Liberty Rd.

Wariance to permit a lot width of 55' in lieu

of the required 70' for lot. 17 4 18 and a

side setback of 5' in lieu of the required

0.321 lots 14, 15 4 18.

District:

The variance should have no effect on traffic.

Very truly yours, Italla aviler

Stepsen E. Weber Engineer I

SEW/hms



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

Attention: N. Commodari, Chairman Zoning Adivsory Committee

Re: Property Owner: Mary M. Reuwer

Location: W/S Sussex Rd. 775.35' N Liberty Rd.

Zoning Agonda Meeting of 06/13/78 Item No. 257

Contlemen:

Pursuant to your request, the referenced property has been surveyed by this Burseu and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition rhown at EXCERNS 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 Battoral Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Estitum prior to company.
- () 6. Site plans are approved as drawn.
- (x) 7. The Pire Prevention Bureau has no ocuments, at this time.

REVISION A Thomas Kally for and Approved Longs M Regards Special Importion Division

Fire Prevention Bureau



June 8, 1978

Dear Mr. DiNerna

Comments on Item # 257 Soning Africary Committee Meeting, June 23, 1978

Property Conservation of the Conservation of t

The items chicked below are applicable:

- XA. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Santicapped and aged and other applicable codes.
- v B. A building permit shall be required before construction one bacts.
- C. Additional ____Permits shall be required.
- D. Suilding 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.
- X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file on application for a building permit.
- X.C. Vood frame val's are not permitted within 10° of a property line. Contact Building Department if distance is between 10° and 60° of property line. A wall 5'-of from property line shall be an approved 1 hour
- fire rated wall.

 N. Requested setback var'ance conflicts with the Beltimore County
- I. No Comment.
- Comment: On double Lots Lots shall not indicate any interior property lines thru structures unless a fire wall is provided.

Charle & Sur

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 8, 1978

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

Z.A.C. Hoc ing of: June 13, 1978

RE: Item No: "57
Property Owner: Mary M. Beneer
Location: M/S Sussex Rd. 775.55' N. Liberty Rd.
Present Zoning: 0.8. 3.5
Proposed Zoning: Varince to permit a lot width of 55' in lieu of the required 70' for lots 17 4 18 and a side setback of 5' in lieu of the required 10' for lots 14 15, 4 10.

District: 2nd No. Acres: 0.521

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich, Field Representative

BALTIMORE BALTIMORE CITY

Being the property of Mary M. Roycer, as those on Diel J. 1 field with the Zoning Hearing Date Mundey, August 7, 1378 at 10:15

A.M.
Public Hearing Ricce 106 County Office Bushard, 111 W. Chesapeake Assense, Toe-Sun, MS BY ONDER OF A ERIC DI NENNA, ZONILIO I DANNISSIONES GEORGE J. MARTINAN, DEFUTY FORING COMMISSIONER OF BALTIMORE COUNTY

Cadrio TE OF PUBLICATION T4316 Fikesv. 11e, 14., July 20 ,1c 78 MING 1. W CHRYLIT, that the somened odversionen has public and in the ECHNIMIST SIME, a weekly competer you deled in I keny'l'e, le'tit re day of July the second pull leaster appearing in the the third publication eppearing on the THE SCHOOL ST. R Jeffrey folland 21.28 Cost of asvertisement, ____

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 20 19.25 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed

L. Leanh Shusten

Cost of Advertisement, \$

7	
	79-26 A
CERTIFICATE OF POSTING	
ONING DEPARTMENT OF BALTIMORE COLIN	TV

Date of Posting 7-21-78 Protect for: Wary M. Rollman 2. 175 35"

Location of property: 413 Fyrman 602 2. 775 35" Not liberty Road Location of Signer Frank of Property Posted by Lany Chernileff Date of return: 7-21-78

1. negr

The state of the s	MAPPING PROGRESS				_	SHEET				
FUNCTION	date	Map	Orig		Dupl	icale		cinq	200	Shee
Descriptions checked and outline plotted on map		u,	aare	by	date	by	date	by	date	ь
Petition number added to outline										-
Denied										-
Granted by ZC, BA, CC, CA										_

TIMOPE COUNTY, MARYLAND	No. 65647
June 1, 1978	01-662
	\$25.00
Ellicott City, Md. 210k3, Fill	Folly Quarter Ho. Ling Fee for Mary M.

BALTIMORE COUNTY, MARY OFFICE OF FINANCE REVENUE OF MISCELLANEOUS CASH RECE	DIVISION	No. 73436
August 7, 1978	ACCOUNT_	01-562
	AMOUNT_	\$47.28
ECCIVED Mr. Donald Reum Cost of Advertising		\$47.28 Ing for Case No. 79-26-,

				The second second
	•		•	
В	ALTIMORE COUNTY OFF	ICE OF PLANNING	AND ZONTHO	
	County Off	ice Building sapeake Avenue ryland 21204		
Jan	Your Putition has	been received *	this	day of
		Almi lli	Janu-	Other
Petitioner	Mary Revuer	S. Eric DiNen Zoning Commis	sioner	
Petitioner's	Attorney	Submitted by		Wer
	t to be interpreted of a hearing date.	as acceptance o	of the Petitic	on for





