

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 fact: that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the Variance should be had; and it further appears that, by reason of the granting of the Variance requested, no adverse effect on the health, safety, and general welfare of the community. VARIANCE TO PERMIT A FRONT YARD SETBACK OF 11 FEET IN LIEU OF THE REQUIRED 25 FEET, A REAR YARD SETBACK OF TEN FEET IN LIEU OF THE REQUIRED 30 FEET, AND A SETBACK FROM THE CENTER LINE OF Cecil Avenue of 31 FEET IN LIEU OF THE REQUIRED 50 FEET SHOULD BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of August, 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 Public Works and the Department 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 following finding of fact: that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the Variance should be had; and it further appears that, by reason of the granting of the Variance requested, no adverse effect on the health, safety, and general welfare of the community. VARIANCE TO PERMIT A FRONT YARD SETBACK OF 11 FEET IN LIEU OF THE REQUIRED 25 FEET, A REAR YARD SETBACK OF TEN FEET IN LIEU OF THE REQUIRED 30 FEET, AND A SETBACK FROM THE CENTER LINE OF Cecil Avenue of 31 FEET IN LIEU OF THE REQUIRED 50 FEET SHOULD BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of August, 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 Bldg.
111 N. Chesapeake Ave.
Towson, Maryland 21204

August 2, 1978

cc: Nicholas B. Commodari
Chairman

Ms. Marie V. Schaefer, et al
359 Clayborne Road
Sovorne Park, Maryland 21212

MEMBERS
Bureau of Engineering
Department of Planning
Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Public Administration
Industrial Development

RE: Variance Petition
Item No. 252
Petitioner - Schaefer

Dear Ms. Schaefer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site filed 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.

Because of your proposal to construct a dwelling on this vacant 50 foot lot within 11 feet of the front property line and 10 feet of the rear property line in lieu of the required 25 feet and 30 feet, respectively, this Variance is required. Particular attention should be afforded to comments of the Department of Permits and Licenses.

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

NBC:amr

Ms. Schaefer, et al
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August 2, 1978

cc: Don Lynch Assoc., Inc.
Zoning Commissioner
County Office Building
Baltimore, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURNING, P.E.
DIRECTOR

July 14, 1978

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

Re: Item #252 (1977-1978)
Property Owner: Marie V. Schaefer, et al
N/E cor. Lafayette Ave. & Cecil Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 11' and 31' to the center of the road in lieu of the required 25' and 50' respectively and a rear setback of 10' in lieu of the required 30'.
Acre: 0.1291 District: 1st

Dear Mr. DiMenna:

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.

Highways:

Cecil and Lafayette Avenues, partially improved public roads, are proposed to be improved in the future as 30-foot closed section roadways on the existing 40-foot right-of-way. Highway right-of-way widening, consisting of a fillet area for sight distance at the intersection and any necessary reversible 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 would 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 stripping of top soil.

Storm Drainage:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage 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 #252 (1977-1978)
Property Owner: Marie V. Schaefer, et al
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Water and Sanitary Sewer:

There are 8-inch public water mains in Cecil and Lafayette Avenues and there is 8-inch public sanitary sewerage in Cecil Avenue.

Very truly yours,

ELLENWORTH J. DIVER, P.E.
Chief, Bureau of Engineering

END:ENJ/PWL:SS

1-SE Key Sheet
3 IN 22 Pch. Sheet
NW 1 P. Page
95 TAX Map

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 DiMenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiMenna:

Comments on Item #252, Zoning Advisory Committee Meeting of June 6, 1978, are as follows:

Property Owner: Marie V. Schaefer, et al
Location: NE/C Lafayette Ave. & Cecil Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 11' and 31' to the center of the road in lieu of the required 25' and 50' respectively and a rear setback of 10' in lieu of the required 30'.
Acre: 0.1291
District: 1st

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

Very truly yours,

THOMAS H. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

TB/SP/thc

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 494-3660

STEPHEN E. COLLINS
DIRECTOR

June 21, 1978

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

Item No. 252 - EAC - June 6, 1978
Property Owner: Marie V. Schaefer, et al
Location: NE/C Lafayette Ave. & Cecil Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 11' and 31' to the center of the road in lieu of the required 25' and 50' respectively and a rear setback of 10' in lieu of the required 30'.
Acre: 0.1291
District: 1st

Dear Mr. DiMenna:

The variance should have no effect on traffic.

Very truly yours,

STEPHEN E. COLLINS
Stephen E. Weber
Engineer I

SEW/dm

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 625-2310

Paul H. Dieckme
Chief

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Marie V. Schaefer, et al

Location: NE/C Lafayette Ave. & Cecil Ave.

Item No. 252 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 enclosed 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 100 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 [location] exceeds 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.

REVIEWED BY: [Signature] Noted and Approved: [Signature]
Planning Group Special Inspection Division Fire Prevention Bureau

