PETITION FOR ZONING VARIANCE 19.30-A FROM AREA AND HEIGHT REGULATIONS 4 35

....iegal owner a of the property situate in Battimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section, 1892, 3 C. 1 to permit a front setback of .11 feet in lieu of the required 25 feet and a reer setback of 10 feet in lieu of the required 30 feet.

Section 1801, 2. C. 3 to permit a setback from the center ine of Secil Avenue of

of the Zoel-g Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following assons: (addicate hardship or practical difficulty). These took were underlyded in 1979, before present regulations also the buyers are under a financial_harpinitp in the fact that they needed an insaparative loss thay could gui inable offait in order to get a construction loan to build that

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

Lor we, agree to pay expenses of above Variance advertising, posting, etc., upon siling of little, and further agree to and are to be bound by it mainly regulations and restrictions of inner. County adopted permants to the Zoning Law fee Battimore County, and the county adopted permants to the Zoning Law fee Battimore County, and the county adopted permants to the Zoning Law fee Battimore County, and the county and the



County, on the 11th

Batural 8/14/78

1 177

BATIMORE COUNTY, MARQAND

INTER-OFFICE CORRESPONDENCE

July 25, 1978 S. Eric Di Nenna, Zoning Commissioner

FROM Leslie H. Groef, Director of Planning

Patition #79-30-A. Petition for Variance for front end rear yard and centerline of

Northeast corner of Layfayette Avenue and Cecil Avenue Patitioner - Marie V. Schaefer, et al

ist District

HÉARING: Monday, August 14, 1978 (10:00 A.M.)

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

LHG:JGH:rw

RE- PETITION FOR VARIANCE

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

MARIE V. SCHAEFEK, et al., Petitioners : Case No. 79-30-A

...... ORDER TO ENTER APPEARANCE

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.

Peter Mry 3.

John 7 Hessian, The John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 21st day of July, 1978, a copy of the aforegoing Order was mailed to Mrs. Marie V. Schoefer, Mrs. Edith M. Patti, and Mr. Harry C. Birch, 339 Claibome Road, Severna Park, Baltimore, Maryland 21122, Petitioners.

> John W. Hessien III John W. Hessian, III

office of plant

George J. Martinak

August 21, 1978

Mrs. Marie V. Schaefer 702 North Glover Street Baltimore, Maryland 21205

> RE. Petition for Variances NE/Corner of Lafayette : d Cecil Avenues - 1st Election District Marie V. Schaefer, et al -

Petitioners NO. 79-30-A (Item No. 252)

Dear Mrs. Schaefer:

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

GEORGE KARRIERONDE Deputy Zoning/Commissioner

G.IM:nr

Ms. Marie V. Schaefer, et al

this _6t _day of ___June

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

> Mr. & Mrs. Clyde G. Morsberger 2543 Old Frederick Road Baltimore, Maryland 21228

everna Park, Manyland 21122 COUNTY OFFICE OF PLANNING & ZONING

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

S. ERIC DINENNA

Zoning Commissione

Chairman, Zoning Plans

Your Petition has been received and accepted for filing

office of planning and zoning

LESLIE H GRAFF DIRECTOR

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 #252, Zoning Advisory Committee Meeting, June 6, 1978, are as follows.

DESCRIPTION FOR VARIANCE

Beginning at a point on the Northeast corner of Lafavette avenue

and Cecil Avenue and known as lots 31 and 32, Block 30, as shown on the

Plat of Catonoville Manor, which is recorded in the Land Records of

Containing 5625 square feet of land more or less.

Baltimore County in Liber 6 Folio 123.

IST ELECTION DISTRICT

Property Owner: Marie V. Schoefer, etal Location: NE/C (palsystet Avenue and Cecil Avenue Estisting Zoning: N. 5.5. Proposed Zoning: Variance to premit a front setback of 11' and 31' to the center of the road in lie up of the required 25' and 30' respectively and a rear setback of 12' in Iteu of the required 30' Acres: 0.1291

This office has reviewed the subject petition and offers the following comments. These comments one 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

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

Very truly yours,

John L. Wimbley Planner III

Current Planning and Development

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

AUG 3 1 1979

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 pardship upon the Petitioners, the Variances should be had; and it further appearin, that by reason of the granting of the Variances requested not adversely affecting the health, safely, and general welfare of the community. Variances to permit a front yard setback of 11 feet in lieu of the equired 25 feet, a rear yard setback of ten feet in lieu of the required 30 feet, and a setback from the center line of Geeil Avenue of 31 feet in lieu of the required 50 feet should be granted. Deputy

If IS ORDERED by the/Zoning Commissioner of Baltimore County, this August 197 .8., that the herein Petition for the aforementioned Varianeces should be and the same is GRANTED ... om and after the date of this Order, subject to the approval of a site plan by 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 Zonieg Commissioner of Baltimore County, this of 197 ... that the above Variance be and the same is hereby DENIED. Zoning Commissioner of Baltimore County

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 2, 1978

ureau of

Hoalth Department

Project Planning

out of Education

with Administratio

Ms. Marie V. Schaefer, et al 359 Clayborne Road Severna Park, Maryland 21122

RE: Variance Petition Item No. 252 Petitioner - Schaefer

Dear Ms. Schaefer:

The Zoning Plans Advisory Committee has reviewed he plans submitted with the above referenced petition and has reade an one of the plans of the plan 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

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 lorwarded to you in the near future.

Very truly yours,

Mille Tolomoden for

NICHOLAS B. COMMODARI Zoning Plans Advisory Committee

NBC:smr

Ms. Schaefer, et al Page 2 August 2, 1978

Don Lynch Assoc. . Inc. 4907 Harford Road Baltimore, Maryland 212.4



July 14, 1978

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

> Re: Item #252 (1977-1978) Item #252 (1977-1978)
> Property Omero: Marie V. Schaefer, et al.
> NTC OCT. LaTayetta Nov. & Cecil Nov.
> NTC OCT. LaTayetta Nov. & Cecil Nov.
> Proposed Zonicus 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'.
> Acres: 0.1291 District lat

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

Geoll and Lafayette Numbers, partially improved public coads, are proposed to be improved in the future as 30-foot closed section realways on the existing 40-foot riph-tof-ways, lighear sight-rows yedinding, constaint of a filled area for sight distance at the intersection and may necessary revertible essenents for slopes, will be required in connection with any greating to building jenute application.

Development of this property through strupping, grading and stabilization could result in a sediment pollution problem, describe private and public holdings downstreated the property. A grading pennit 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 maisonoms or damages to adjacent properties, especially by the concentration of surface waters. Our corticul or day problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitions.

Property Owner: Marie V. Schaefer, e* al Page 2 July 14, 1978 Water and Sanitary Sewer:

There are 3-inch public water mains in Cecil and Lafayette Avenues, and there is 8-inch public sanitary sew.rage in Cecil Avenue.

Very truly yours, Maworth M. We ELLSWORTH N. DIVER, P.E. TWR Chief, Buruau of Engineering

END: EAM: FWR: SS

L-SE Key Sheet 3 NW 22 Pos. Sheet NW 1 F Topo 95 Tax Map

OWEON MARYLAND 212-M

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

July 11, 1978

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

Dear Mr. DiNenna:

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

Property Owner:

Marie V. Schaefer, et al HIPC Laftyette Ave. & Goodl Ave. 11 Department of the Tout setback of 11' and 31' to the center of the road in lisu of the required 25' and 50' respectively and a rear setback of 10' in lieu of the required 30'. 1152

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

Choms/1 xenin

T'D/JRP/fth



June 21, 1978

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

Acres: District:

The variance should have no effect on traffic.

Steph- GWeber

SFW/dm

TOWSON, MARYLAND 71204

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

Attention: N. Commodari, Chairman

Property Owner: Marie V. Schaefer, et al

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

Zoning Agenda Meeting of 06/06/78

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

1. Fire hyumants for the referenced property are required and shall be located at intervals or feet along as approved read in accordance with Bultimore County Standards as published by the Poperture of Philic Works.

() 2. A second means of vehicle access is required for the site.

() 5. The vehicle dead end condition shown at _____ EXCENDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Pire Provention 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 Pire Proceeding Association Standard So. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(x) 7. The Fire Prevention Bureau has no comments, 9t this time.

Boted and Leage M. Norman H Plaining Group Approved:

Plaining Group

Plaining Group

Pire Pre

Fire Prevention Bureau



June 7, 1978

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

Property nours: Naric V. Schaefer, et al.
Continues: 18/26 Largwette Ave. & Cocil Ave.
Statistic Solone: Dal. 5.5 to person. 25 to 2

The time checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (E.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Bandicapped and aged and other applicable codes.

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

C. Additional _____Permits shall be required. D. Building shall be ungraded 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 registere! Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

Wood frame wells are not permitted within 3'0" of a property line. Contact Bullding Department if distance is between 3'0" and 6'0" of property line.

Requested setback variance conflicts with the Baltimore County Building Code. See Section

I. No Comment.

XJ. CommentCenter property line between Lot 31 and 32 shall be removed and lot be recorded as one parcel and ownership due to fire wall requirements of the Building Code.



CEB: raj



THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance - Marie V. Schaefer, et al was inserted in the following:

☐ Dundalk Times ☐ Essex Times

☐ Towson Times

☐ Suburban Times East

☐ Arbutus Times ☐ Community Times ☐ Suburban Times West

19 78

weekly newspapers published in Baltimore, County, Maryland, once a week for one ____successive weeks before the 28th day of __July ____19_78., that is to say, the same was inserted in the issues of July 27, 1978

No. 73464

STROMBERG PUBLICATIONS, INC

PACTURE Marie V. Schaefer 702 N. Glover St., Balto. Md. 21205 702 Cost of Advertising and Folding for Game No. 79-33-A

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT August 16, 1978

> 187 7 0 R KUS 16 VALIDATION OR SIGNATURE OF CASHIER

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 5, 1978

Mr. S. Eric DiNenna Zoning Commissioner Baltimor County Office Puilding Towson, and 21204

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

ME: Item No: 252

Property Owner: Marie V. Schkefer, et al
Location: NI/C Laisyste Ave. & Cecil Ave.
Property Committee Day.
Frequent Lamburg. Day. Do Expense at Frequency to the conter of the road in lieu of the required
251 and '0' respectively and 'a rear setback of 10'
in lieu of the required 30'.

District: 1st No. Acres: 0.1291

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours W. Nick Petrovich

KNP/bt

T. BAYARD WILLIAMS, JR., VICE-MARCUS M. BOTBARIS

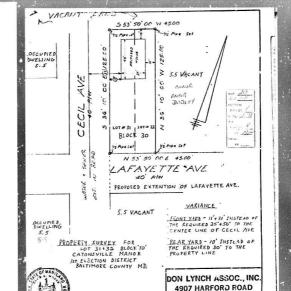
MRS MILTON R. SMITH

office; Printing for Verlance of the Carlion; Northeast dorser of alayride Avenue and Caell Printing	CERTIFICATE OF PUBLICATION
TE & TIME: Monday, Augus, 1, 1978 at 10:00 A M. HLIC HEARING: Room 104, county Office Building, 111 W. benapeake Avenue, Towson, lavyland	TOWSON, MD.,
TO TO BUILD THE WAY OF THE PARTY OF THE PART	THIS IS TO CERTIFY, that the annexed advortisement was
he Zoning/L. puty Eoning Con- sioners of Estimater County, by Lority of the Zoning Let and valuations of Baltimore County, hadd a modific hearter.	published in THE JEFFERSONIAN, a weekly newspaper printed
etition for Variances to permit a	and published in Towson, Baitimore County, Md., once cinceach
sick of 10 feet in lies of the sired 30 feet, and a setback from centerline of Cecil Avenue of 31	ofx one time successive weeks before the lith.
he Zoning Regulations to be ex-	day of
done 19023.11 and 1901.2C.5— it and rear yard setback and ack from the centerline of the	appearing on the27th .day ofJuly
I that parcel of land in the	19 78

THE JESEERSONIAN I Leank Streeten

Cost of Advertisement, \$

OFFICE O	ORE COUNTY, MARYLAND OF MINCE - REVENUE DIVISION LANEOUS CASH RECEIPT	No. 65632
DATE_	lay 24, 1978,	01-662
	AMOUNT	\$25.00
FOR	Clyde G. Moreberger Cost of Filing Fee for	Variance
	283 0 ARMY 24	2 5.00 HSC



Lower & Willie

-

Petitioner's Attorney

FUNCTION

Descriptions checked ar

Petition number added to

Granted by ZC, BA, CC, CA

Previous case:

outline

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this_

Petitioner Part Bilen SCHAFFER Submitted by CLYDE Morsefeet

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

PETITION MAPPING PROGRESS SHEET

Wall Map Original Duplicate

Revised Plans;

Map # (/-/=

Change in outline or description___Ye

_197/. Filing Fee \$ 25.

	9	1-5,6N	0	79-30-A
		RTIFICATE OF PO		
	ZONING D	EPARTMENT OF BALTIN Townen, Maryland	KORE COUNTY	
Posted for Perio	TION FO	R VARIANI.	Date of Postir	Cly 29,19.
Location of property:. A	IE/ Cr.R.	LAFAYETTE A	16. 9 Ce	ih Ave
. Fa	ST Sibe .	F Cecil Ave	60'tel-	N . F LAFAYEAR.

BALTIMORE, MD. 21214

trate: 1" 30"

Date: 4//3/78