## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS I, or wa, James L. Isun & Sandra L. Imaging toware, of the property situate in Baltimore unity and which is described in the description and plat attached hereto and made a part hereof, 21801,2-5, or crity publishes for a Variance from Section/to permit a distance of 32' between the proposed dwelling and the side street center line instead of the required 50'. 1802.30.1 to permit a mide methack of 12' in lieu of the required 25' in a D.R.5.5 Zone. of the Zoning Regulations of Buildroce County, to the Zoning Law of Buildroce County; for the following reason: (indicate hardship or practical difficulty) The right of way designated as Wells Road is only a paper road and has never been improved and is over grown in weeds. To comply with the 25' set back requirement would present an impossibility and would deprive the owners of any practical use of the said property. Fort Howard, Maryland 21052

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER NE corner 8 Avenue and Wells Road, 15th District OF BALTIMORE COUNTY JAMES L. IMAN, et ux, Petitioner : Case No. 79-116-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 date; vilch may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in cornection therewith.

Peter Max Zimmerman Deputy People's Course

John W. Hession, III People's Coursel County Office Building Townon, Maryland 21204 494–2198

I HEREBY CERTIFY that on this 31st day of October, 1978, a copy of the a regaing Order was mailed to Norman R. Stone, Jr., Esquire, 6905 Dunmanway, Dundalk, Maryland

George J. Martinak Deputy Zoning Commi December 7, 1978

> Norman R. Stone, Jr., Esquire 6905 Dunmanway Dundalk, Maryland 21222

> > RE: Petition for Variances NE/corner of "B" Avenue and Wells Road - 15th Election District James L. Iman, et ux -Petitioners NO. 79-116-A (Item No. 51)

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

S. ERIC DI NENNA

Attachment

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

Beginning at a point on the northeastern corner of Avenue B and Wells Road, being Lot 18, Plat of Todd to Brown as recorded in the Land Records of Bultimore County, Book 7, folio 147.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNen Zoning Commission

November 13, 1978

Petition # 79-116-A. Item #51

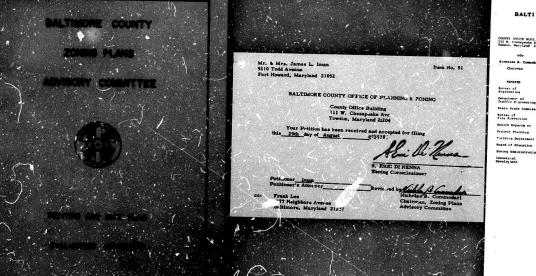
Petition for Variances Northeast corner Avenue B and Wells Road Petitioner - James L and Sandra L. Inman

15th District

HEARING: Monday, November 20, 1978 (10:30 A.M.)

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

LHG:JGH:N



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDS. 111 M. Chesapeake Are. Towson, Maryland 2120

Mr. & Mrs. James L. Imau 9210 Todd Avenue Fort Howard, Maryland 21052

RE: Variance Petition Item No. 51 Petitioner - Iman

Octobes 18, 1978

Dear Mr. & Mrs. Iman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above reference,1 petition and has made an on-site filled inspection of the property. The following comments are not intended to indicate the appropriateness of the resting action to be active that all parties are made aware of plans or problems with the same that all parties are made aware of plans or problems with a partie of the propriate of the problems with a partie of t

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be hely 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,

Wellow Commeden NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:spr Enclosure

Frank S. Lee 1277 Neighbors Avenue Baltimore, Mary'and 21237

r. S. Brig Dillenn Nr. S. Brau Soning Commissioner County Office Building County Maryland 21204

Bo: Item #51 (1978-1979) Item 851 (1970-1979)
Property Owner: James L. & Sr. ire L. Imam
N/S cor. "B" Ave. & Walls 88.
Risting Soning: UR 5.5
Proposed Zoning: UR 5.5
Proposed Zoning: Wariance to parxit a side setback of 12' and 25" to the center of the side street in 18ss of the required 25' and 50' respectively,
Acress 0.2235 District; 1935

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

Comments were supplied in connection with the Eoning Mévisory Committee review of an overall larger project for Item 81 (1974-1975), of which, this property comprises to the Flat "Thos. B. Todd to Lillian Brown" (N.P.C. 7, Folio 147). Those comments are referred to for your consideration.

General:

Avenue "8", indicated as "Todd Avenue" on the aforesaid recorded plat, and are existing public road, is proposed to be improved in the future as a 30-foot closed section roadsw on a 50-foot right-fuse.

Wells Road, also indicated on the aforesaid plat as a 40-foot right-of-way, if proved in the future as a public road, would be as a 30-foot closed section roads the 40-foot right-of-way.

Righway right-of-way widening, including a fillet area for sight distance at the increasetion and any necessary rewertible 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, demaging private and public holdings lownstream of the property. A grading peamit is, therefore, measure for all grading, including the stripping of top poll.

Item #51 (1978-1979) Property Owner: James L. & Sandra L. Then Property Owner. Page 2 October 23, 1978

Storm Drains:

As stated for Item 81 (1974-1975), there is an existing storm drain crossing of warms: "" at this location with its outfall blocked by fill material. This exist drainspape and provision for its cutfall including a supporting utility assemnt will be required to be shown in connection with any plasmed inprovement of this

The property to be developed is located adjacent to the water front. The Developer is advised that the proper sections of the Bultimore County Building Code must be followed whereby elevation limitations are placed on first floor levels and other special con-truction features are required.

Water and Sanitary Sewer:

Public water main and senitary sewerage exist in Avenue "B".

Very truly yours, ELISHONTH H. DIVER, P.E. Chief, Buren of Engineering

cc: J. Wimbley A-NE Key Sheet 30 SE 34 Pom. Sheet SE 8I Topo 111 Tax Map

TEPHEN E. COLLING

Mr. S. Eric Dillenna Soning Commissioner County Office Building Towson, Maryland 21204

Item No. 51 - SAC - Meeting of August 29, 1978
Property Owner: James L. 6 Sandra L. Iman
Location: METC "P" No. 6 Media pd

James L. & Sendra L. Iman NE/C "P" Ave. & Wells Rd. D.F. 5.5 Variance to permit a .ide setback of 12' and 32' to the center of the side street in lieu of the required 25' and 50' respectively.

No traffic problems are anticipated by the requested variances to the side and front methacks.

Very truly yours. - michaels Flangin

Michael S. Flanigan Engineer Associate II

September 22, 1978

Baltimere County, Margland. Denartment Of Unblie Marke COUNTY C FICE BUILDING

Succes of Engineering July 16, 10%

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

Re: New #1 (1978-1975)
Property Owner: Storry F. & Regime R. them
Stricting Codings: D.P. \$55
Excitors Codings: D.P. \$55
Proposed Scalage: Vertimes from Section 109,256,6 to
provide 19 owning spoon intended of the required 58
D.R. \$55
D.

The following comments are furnished in regard to the plat submitted to this office for review by the Zowing Advisory Committee in connection with the subject item. **Eighvays**:

Armone who an existing public road, is proposed to be improved in the future as 30-body industriety reaching ense-section on a 50-body right-of-capy. Highway improvement functions of super will be right-of-capy thating and any measurary rewritible permit application. The substitute plan must be reviced to include the proposed in the substitute of the s

The entrance locations are subject to approval by the De, markent of Traffic Segimenting, and shall be constructed in accordance with Dakisove County Standards

Perologant of this property through stripping, grading and stabilization could result in a ordinant pollution problem, desagring private and public holdings downstress of the property. A grading parent is, therefore, measury for all grading, including the stripping of top cells.

Storm Breine:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plus.

There is an existing storm drain exceeding Avenue "B" at this lecation with its outfall blocked by fill material.

Tees #1 (1976-1975) Property Owner Page 2 July 16, 1976

Storm Draines (Cont'd)

The Petitioner must provide messaary drainage facilities (temporary or persenent) to prevent creating any missones or danages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper residing or improper installation of drainage facilities, would be tie full responsibility of the Petitions.

The submitted plan must be revised to indicate this existing drainage pipe, proceed provision for its outfall and supporting utility easement which will be required in connection with the improvement of this site.

The property to be developed is located adjacent to the water front. The Neitticons is softest that the proper sections of the Saltmore County Pitling Code want be followed thereby elevation littlations are placed on first floor levels of residential and conservial development and other special construction features are required.

Public vator supply exists in Avenue "R\*. Additional fire protection may be required at the pier.

Samitary Severy

Public samitary sewerego exists in Avenue "B".

Yery truly yours. so all to theke FILSTORY W. DIVER, P.E.

LESUE H. GRAEF

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

Dear Mr. DiNess

Comments on Item #51, Zoning Advisory Committee Meeting, August 24, 1978, are as follows:

Property Conter James L und Sondra L. Imon Location NB/C/ Pit Avenue and Wells Road Existing Zening: 0, 8,5,5 Proposed Zoning Variance to permit a cide serback of 12' and 32' to the center of the life street in lieu of the required 29' and 50' respectively. Acres: 0,2238

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the opuropriceness 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.

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

John L Windley Ry John L. Windley Ry

OHNO SEVERE

Mr. S. Bric Billerns, Joning C Office of Planning and Soming County Office Building

Comments on Item # 51 Zoning Advisory Committee Macting, August 29, 1978 are as follows:

The article of the property of

0.2238

X A. Structure shall confors to Baltimore County Bullding Code (B.O.C.A.) 1970 Biltion and the 1971 Supplement, State of Shayland Code for the Handloapped and aged and other applicable codes.

. A building permit shall be required before construction car, begin Permits shall be required.

D. Building shall be ungrated to may use - requires alteration

Three sets of construction drawings will be required to file an application for a building permit.

. Wood frame walls are not purmitted within 3'0" of a preperty line Contact Building Department if distance is between 3'0" and 6'0" of around line

E. Requested sethack variance conflicts with the Saltimore County Bailding Code. See Section

X J. Communia: If basement or 1st floor is below or at elevation 10', see Section 320,0 of the supplement to the Baltimore County Building Cole.

Shark & Sumban Charles E. Burnham

MAR 1 3 1979

Section 320.0 Construction in Areas Subject to Floor Dection 320.0 Construction in Areas conjects a Faccing.

Subcetion 320.1, General Requirements Al helidings and structures hereafter exceted by more of an arterial Entirence County as designated by the Department of the Arterial Entirence County and which are subject to immosion by tidewater, surface water or summing streams shall have floor elevations and watertigitizes as a forth in this Code.

Subsection 320.2 Areas Subject to Inundation by Tidewalers

Debection 320.2 Areas Surject to Innunction by Theoremers.

Where buildings are built in areas subject to inundation by,
thewaters, the first or main floor elevation shall not be lower than
\$6. feet above mean low tide. Such buildings also it comported on
Siles, reinforced concrete jers, association concrete foundations or
where approved means of support.

sther approved means of support.

Where berements or other floors are constructed below 10 feet above mean by tile, the enclosure walls and for construction about be of menolithic construction of concrete an displant atmosphism and appelled objective designed for wardening the registered in the State of Maryland, Son controlled and watersight by membrane and the state of Maryland, Son controlled from and the membrane protected by a land to the controlled of the state o

e. All areaways for windows doors, and other openings below
10 feet above mean low tide shall be made watertight as required
for walls and floors as set forth in this Code.

d. All areaways for windows doors, and other epenings below 10 feet above mean low lide shall be connected by service weight east from soil pipe to an extra the same pump leated in the base ment that the same pump leads of the same pump leads of the base ment that the said pump shall have a discharge capacity of no less than 15 gallons per minute.

tunn 15 putons per minute.

Cravel spaces under foors of buildings or structures below
16 feet above mean low tide shell have encloture walls conforming
to the requirements of this Code except such entertaints to the requirements of this Code except such entertaints be a concrete manory units set in mortax normalists to expand to the control of the

Subsection 320.3 Areas Subject to Inundation by Surface Waters on Running Streams.

sers en aumang Streams.

The first or main foor elevation of buildings subject to insindation by surface water or streams shall be not less than if feet above
the flood level as determined by the Denatiment of Public Works of
Ball to level as determined by the Denatiment of Public Works of
Ball to level to the stream of the public work of the
Ball to prevent flooding of the same. Construction shall be
the prevent flooding of the same. Construction shall be
the requirements see forth in this Code, titled "Areas
Bablicet to inundation by Tidewaters."

LOT 19

D.Q.5.5

(VACANT)

b. All basement or other floors below the first or main floor shall be in conformity with the requirements set forth in this Code,

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 28, 1978

RE: Item No: 51

Item No: 51 James L. 6 Sandra L. Iman Decation: NO/C "P" Ave. 4 Wells Rd. Prepared Conflet Proposed Zonlarg Type Conflet Conflet Conflet Type Confle

ristrict: 15th

No hearing on student population.

Very truly yours,

4. With Felians W. Nick Petrovich,

CERTIFICATE OF POST

-----

DEPARTMENT OF BALTIMORE COUNTY

Date of Posting 11/5

Variance Positioner: James L. Iman

Location of property. V. E. L. womer B. acone and nelly re (not open) westion of signs fromt of property foring account to

Posted by Sean Coleman Date of return: 11/9

No. of Siens

September 26, 1978

Mr. S. Eric DiNenns, Zoning Cosmissioner Office of Planning and Zoning County Office Building Towson, Margand 21204

Dear Mr. DiNenna:

Comments on Item #51, Zoning Advisory Committee Meeting of August 29, 1978, are as follows:

Property Owner: James L. & Sandra L. Iman
Brid's Towner & Welle Rd.
Rriefing Zoning: D.R. 5.7
Proposed Zoning: Very Loop prents a side setback
12 and 32 to the center of
the side street in lieu of the
required 25' and 50' respectively.
0.2230

10 78

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

Very truly yours,

Thorn M. Denen: Thomas H. Devlin, Director

THD: JRP: 11rg-



October 5, 1978

Office of Planning and Soming Baltimore County Office Building Towers, W. ryuand 212Ci

Attention: N. Commoderi, Chairman

Property Owner: James L. & Sandra L. Iman

Location: NE/C "B" Ave. & Wells Rd.

Zoning Agenda Hecting of 08/29/78

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

Pire hydrants for the referenced property are required and shall be located at interval: or feet along an approved road i accordance with 2: cisors County Standards as published by the Department of Public Votts.

( ) 2. A second means of vehicle access is required for the '\*a.

( ) 3. The vehicle dead end ecudition shown at \_

MCDEDS 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

The buildings and structures existing or proposed c.: the site chall comply with all applicable requirements of the Metional Fire Protection Association Standard Mo. 101 "Life Safety Code", 1970 Bitton prior to occupancy.

( ) 6. Site plane are approved as drawn.

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

Hotel and Aleonge M Wegand

Planning Group
Special Inspection Division

CERTIFICATE OF PUBLICATION November 19.78 .. the first publication appearing on the 2nd day of Novertica. THE JEEFERSONIAN,



TOWSON MD. 21204 Nov. 3.

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE-JAMES L. IMBN

was inserted in the following: Towson Times

Catanwille Times ☐ Dundalk Times

☐ Arbutus Times
☐ Community Times

Fssex Times ☐ Suburban Times East

☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the
2 day of Nov. 19.7b, that is to say, the same was inserted in the issues of Nov. 1. 1978.

STROMBERG PUBLICATIONS, INC.

By Sauve I Panneleckee

AVENUE (30')

PROPOSED USE- DESIDENCE EXISTING ZOUNG - D.D. 5-5

NGC . 35' E

" B

PUBLIC WATER AND SEW ERACE ARE AVAILABLE PRAVE

EXISTING USE - NONE PRICEOSED USE - SAME WITH A SIDE YARD VARIANCE OF 12' INSTEAD OF THE REG. 25'. ADEA -F LOT - 9750 50 FT. 1

9-11 31

1/0

OWNED-

HARRY IMA

AVENUE B

BALTO., MD. 21219

CLU DOAL

WELL

40'

FAY

50

LOT 18

PETITION	M	PPI!	1G	PROGRESS SHEET						
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Petition number added to outline								-	-	-
Denied							_		_	-
Cranted by ZC, BA. CC, CA										
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\* This is not to be interproted as acceptance of the Petition for assignment of a hearing date.

