

79-117-A 62 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

James L. Jones, 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 1802.3.C.1 to permit a setback of 8' from the side property line Hillside Rd. in lieu of 10' and 4' 4" in lieu of 25' from the side street/property line and Section 1801.2.5.3 24' from the centerline of the street in lieu of the required 50'.

of the Zoning Regulations of Baltimore County, in the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty)

I wish to move a flood plain house to this 50' lot. Because it is a corner lot, a variance for the setback to the side street and for lot width is needed.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE: 10/14/1978

Contract purchaser: James L. Jones
Address: 4802 Royal Avenue, Baltimore, Maryland 21236

Petitioner's Attorney: John W. Heslin, III
Address: 111 W. Chesapeake Ave., Towson, Maryland 21204

Proponent's Attorney: John W. Heslin, III
Address: 111 W. Chesapeake Ave., Towson, Maryland 21204

CONSIDERED By The Zoning Commissioner of Baltimore County, this 14th day of September, 1978, 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 held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 20th day of November, 1978, at 10:45 a.m.

Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NE corner of Dogwood Rd. and Hillside Ave., 1st District : OF BALTIMORE COUNTY
JAMES L. JONES, et ux, Petitioners : Case No. 79-117-A

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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 Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 31st day of October, 1978, a copy of the foregoing Order was mailed to Mr. and Mrs. James L. Jones, 4802 Dogwood Road, Baltimore, Maryland 21207, Petitioners.

John W. Heslin, III

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NE corner of Dogwood Rd. and Hillside Ave., 1st District : OF BALTIMORE COUNTY
JAMES L. JONES, et ux, Petitioners : Case No. 79-117-A

AMENDED ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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 Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 14th day of November, 1978, a copy of the foregoing Amended Order (correcting address) was mailed to Mr. and Mrs. James L. Jones, 4802 Royal Avenue, Baltimore, Maryland 21236, Petitioners.

John W. Heslin, III

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
79-117-A

S. ERIC DI NENNA
ZONING COMMISSIONER
George J. Martink
Deputy Zoning Commissioner

December 6, 1978

Mr. & Mrs. James L. Jones
4802 Royal Avenue
Baltimore, Maryland 21236

RE: Petition for Variances
NE corner of Dogwood Road and Hillside Avenue - 1st Election District
James L. Jones, et ux - Petitioners
NO. 79-117-A (Item No. 52)

Dear Mr. & Mrs. Jones:

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

Very truly yours,
Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

SEDMar

Attachment

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
TO: Zoning Commissioner Date: November 13, 1978
Leslie H. Graef
FROM: Director of Planning
SUBJECT: Petition #79-117-A, Item #52
Petition for Variances for side yard setbacks and distance to center line of street Northwest corner of Dogwood Road and Hillside Avenue
Petitioner - James and Verna Jones

1st District

HEARING: Monday, November 20, 1978 (10:45 A.M.)

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

Leslie H. Graef
Director of Planning

THGJCH:~

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. James Jones
6324 Dogwood Road
Baltimore, Maryland 21207

Item No. 52

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 5th day of September, 1978.

Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner Jones
Petitioner's Attorney: Nicholas D. Commodari
Reviewed by: Nicholas D. Commodari
Chairman, Zoning Plans Advisory Committee

MAR 13 1979

March 1979
S M T W T F S
1 2 3 4 5 6 7 8 9 10 11 12
13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

ORDER RECEIVED FOR FILING

DATE: 10/10/78 BY: [Signature]

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 facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners.

The above Variance should be had, and it further appearing that by reason of the findings of the VARIANCE requested not adversely affecting the health, safety, and general welfare of the community, Variances to permit a side street setback of 8 feet in lieu of the required 10 feet, a side street (Hillside Road) setback of 4 feet 4 inches in lieu of the required 5 feet, and 24 feet from the centerline of the street in lieu of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of December, 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 Work and 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 Zoning Commissioner of Baltimore County, this 6th day of December, 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 St.
Towson, Maryland 21204

October 18, 1978

Mr. & Mrs. James Jones
6324 Dogwood Road
Baltimore, Maryland 21207

RE: Variance Petition
Item No. 52
Petitioner - Jones

Dear Mr. & Mrs. Jones:

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.

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,

[Signature]
NICHOLAS B. COMMODARI
Chairman

Zoning Plans Advisory Committee

NBC:amr
Enclosure



M. S. Eric DiNanno
Zoning Officer Jones
County Office Building
Towson, Maryland 21204

November 21, 1978

Re: Item #52 (1978-1979)
Property Owner: James L. & Verna C. Jones
N/E cor. Dogwood Rd. & Hillside Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 8' in lieu of the required 10' and a side street setback of 4'4" and a setback of 24' from the centerline in lieu of the required 25' and 30' respectively.
Acre: 0.1722 District: 1st

Dear Mr. DiNanno:

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:

Hillside and Dogwood Roads, existing public roads, are proposed to be improved in the future as 30 and 40-foot closed section roadways on 30 and 40-foot rights-of-way. Highway rights-of-way widening, including a fill area for right distance at the intersection and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Setback (Setback):

Development of this property through stripping, grading and stabilization could 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 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.



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

September 27, 1978

Dear Mr. DiNanno:

Comments on Item # 52 Zoning Advisory Committee Meeting, September 5, 1978 are as follows:

Property Owner: James L. & Verna C. Jones
Location: N/E cor. Dogwood Road & Hillside Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 8' in lieu of the required 10' and a side street setback of 4'4" and a setback of 24' from the centerline in lieu of the required 25' and 30' respectively.
Acre: 0.1722
District: 1st

The items checked below are applicable:

1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1978 Edition and the 1971 Supplement and other applicable codes.
2. A building permit shall be required before construction can begin.
3. Additional _____ Permits shall be required.
4. Building shall be upgraded to new use - requires alteration permit.
5. Three sets of construction drawings will be required to file an application for a building permit.
6. Three sets of construction drawings with a registered Maryland Architect or Engineer's notation, and will be required to file an application for a building permit.
7. Used fence walls are not permitted within 10' of a property line. Contact Building Department if distance is between 10' and 20'.
8. Proposed setback variance conflicts with the Baltimore County Building Code. See Section _____.
9. No Comments.
10. Comments:

Very truly yours,
[Signature]
Charles E. Purnham
Planning Review Chief

CEB:aj



October 24, 1978

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

Dear Mr. DiNanno:

Comments on Item #52, Zoning Advisory Committee Meeting, September 5, 1978, are as follows:

Property Owner: James L. & Verna C. Jones
Location: N/E cor. Dogwood Road and Hillside Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 8' in lieu of the required 10' and a side street setback of 4'4" and a setback of 24' from the centerline in lieu of the required 25' and 30' respectively.
Acre: 0.1722
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 action.

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

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development



Paul H. Reince
Chief

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

Attention: _____
Zoning Advisory Committee

Re: Property Owner: _____

Location: _____

Item No. _____ Zoning Agenda _____

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 _____
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.

Approved: [Signature] Planning Review
Special Inspection Division
Approved: [Signature] Fire Prevention Bureau

MAR 13 1979

March 1979
M T W T F S S
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 31, 1978

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

Z.A.C. Meeting of: September 5, 1978

RE: Item No: 52
Property Owner: James L. & Verna C. Jones
Location: NE/C Dogwood Rd. & Hillside Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 8' in lieu of the required 10' and a side street setback of 4' and a setback of 24' from the centerline in lieu of the required 25' and 50' respectively.

District: 1st
No. Acres: 0.1722

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

N. Nick Petrovich,
Field Representative

MWP/bp

JOSEPH H. ROSSMAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. BUTTS, JR.

THOMAS H. BORTH
MRS. CHARLES F. CHANCE
ROBERT V. BLUM, REPRESENTATIVE

ALVIN LORECK
MRS. WILTON E. SMITH, JR.
HOWARD W. TRACY, DVM



DOUGLAS J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

October 2, 1978

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

Dear Mr. DiNenna:

Comments on Item #52, Zoning Advisory Committee Meeting,
September 5, 1978, are as follows:

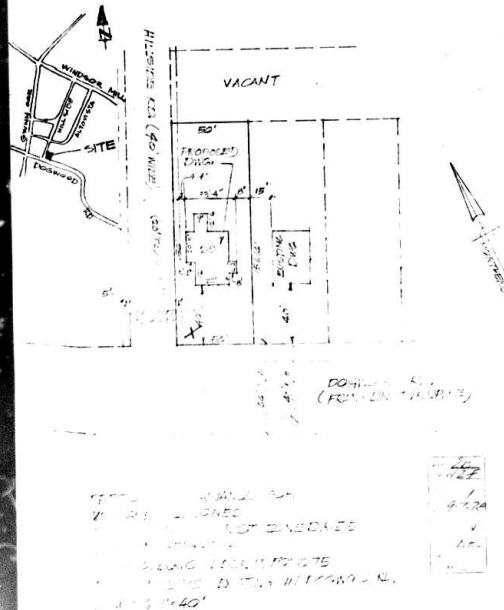
Property Owner: James L. & Verna C. Jones
Location: NE/C Dogwood Rd. & Hillside Ave.
D.R. 5.5
Variance to permit a side setback of 8' in lieu of the required 10' and a side street setback of 4' and a setback of 24' from the centerline in lieu of the required 25' and 50' respectively.
Acres: 0.1722
District: 1st

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

Very truly yours,

Thomas H. Derlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TMD/TWP/cuh



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 73449
DATE August 11, 1978 ACCOUNT 01-662
AMOUNT \$ 25.00
RECEIVED James L. Jones, 6321 Dogwood Rd., Balto. Md.
FOR Filing Fee
VALUATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76172
DATE December 4, 1978 ACCOUNT 01-662
AMOUNT \$65.00
RECEIVED James L. Jones
FOR Cost of Advertising and Posting Case No. 79-117-A
VALUATION OR SIGNATURE OF CASHIER



THIS IS TO CERTIFY that the annexed advertisement of
PETITION OF VARIANCE-JAMES JONES
was inserted in the following

- ☒ Catonsville Times
- ☐ Towson Times
- ☐ Dundalk Times
- ☐ Arbutus Times
- ☐ Essex Times
- ☐ Community Times
- ☐ Suburban Times East
- ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland,
once a week for 808 successive weeks before the
3 day of Nov. 19 79 that is to say, the same
was inserted in the issues of Nov. 2, 1978.

STROMBERG PUBLICATIONS, INC.
By Laura J. Hanabuecker

CERTIFICATE OF PUBLICATION

TOWSON, MD. NOVEMBER 2, 1978
THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
week for 108 successive weeks before the 2nd day of
November, 1978, the first publication
appearing on the 2nd day of November,
1978.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING

District 1st
Placed for PETITION FOR VARIANCE
Petitioner JAMES JONES, et al.
Location of property NE/C Dogwood Rd. & Hillside Ave.
Location of Sign NE/C Dogwood Rd. & Hillside Ave.
Remarks
Posted by Thomas H. Derlin
Signature Date Nov. 9, 1978

1-SIG

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 11th day of
August 1978. Filing Fee \$25.00 Received Check
Cash
Other

Petitioner James L. Jones Submitted by James L. Jones
Petitioner's Attorney S. Eric DiNenna, Zoning Commissioner
Reviewed by Diana Little

* This is not to be interpreted as acceptance of the petition for
assignment of a hearing date.

MAR 13 1979