FEITIUM FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Paul & Mary Channell legal owner, of the property situate in Baltimore ounty and which is described in the description and plat attached hereto and made a part hereof. hereby petition for a Variance from Section 1 BO 2.16.1 to permit a lot width of 53.49 feet at the front bldg. line for lot 35 and 50 feet for lots

36&37/in lieu of the required 55 feet and to permit a side setback

14 "tob of Alice Ave. in lieu of the required 25 feet 18012.0.3 to permit additionary authorized to feet from the required 25 feet 18012.0.3 to permit additionary authorized to feet from the required 180 feet from the required 25 feet 18012.0.3 to permit additionary among a feet for the Zoning Regulations of Baltimore County, for the following research (indicate hardness or present diffusion) are such children for the following research (indicate hardness or present diffusion).

following reasons (Indicate hardshep or practical amounts)

I am requesting this Variance because I have been disabled since Aug.
1975 with Leubenta, Also in Nov. 1977 I had a cancerous kinney removed,
because of these had an indicate the second of the second of the because of these had an indicate the second of the property would
pay off the existing mortgage on my home an alleviate alot of physical
an financial stress

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
tition, and further agree to and are to be bound by the zoning regulations and restrictions of
timore County adopted pursuant to the Zoning Law For Baltimore County.

3233 Lenelal 21219 388-1952

of Decamber 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, this property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Baltimg in Townon. Baltimore 197 ... at 19:15-o'clock

mi lli 1 10.18 8 10

RE: PETITION FOR VARIANCES SE corner of Alice Ave. and Lynch Ave., 15th District : BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COLINTY

PAUL CHANNELL, et ux, Petitioners : Case No. 79-153-A

...... ORDER TO ENTER APPEARANCE

Mr. Commissioners

Downer to the authority contained in Section 524. Lof the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or date, which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Poter Max Finnerman Peter Max Zimmerman Deputy People's Counsel

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

I HEPERY CERTIFY that on this 21st day of December, 1978, a copy of the aforegoing Order was mailed to Mr. and Mrs. Paul Channell, 3233 Lynch Road, Baltimore, Maryland 21219, Petitionurs,

John W. Hessian, III

George J. Martinak Deputy Zoning Commissioner

January 29, 1979

Mr. & Mrs. Paul G. Channell, Jr. 3233 Lynch Road Caltimore, Maryland 21219

RE: Petition for Variances SE/corner of Alice and Lynch Avenues - 15th Election District Paul G. Channell, Jr., et ux -Petitioners NO. 79-153-A (Item No. 76)

Dear Mr. & Mrs. Channell:

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

GJM:n: Attachment

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

Being known as the southeast corner of Alice ave. and Lynch rd. as recorded in the land records of Balto. Co. libr. 8 folic 38 plat of Lynch Point block N lots 35,36,37 otherwise known as 3233 Lynch rd. in the 15 th. election district

BALTIMORE COUNTY, MARY ND

INTER-OFFICE CORRESPONDENCE

S. Eric Di Nenna Zoning Commissioner Leslie H. Graef
PROM Director of Planning

Date__ December 28, 1978

1/22/74

SUBJECT Petition #79-153X, Item 76

Patition for Variances for lot widths, side yard setback and minimum distance from centerline Southeast corner of Alice Avenue and Lynch Avenue Petitioner – Paul and Mary Channell

15th District

HEARING: Monday, January 22, 1979 (10:15 A.M.)

There are no comprehensive planning factors requiring comment on this

LHG:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Y var Petition has been received and accepted for filing this 12th day of December , 1978

S. ERIC DINENNA

Mr. & Mrs. Paul Channell 3233 Lynch Road Baltimore, Maryland 21219

Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 27, 1978

Mr. & Mrs. Paul Channell

3233 Lynch Road Baltimore, Maryland 21219

COUNTY OFFICE BLDG. 111 W. Chemapeake Ave. Towson, Maryland 2120

Bureau of Engineering

Department of Traffic Engine

State Roads Commis

Bureau of Fire Prevention Health Departmen

Project Planning Building Pepartmen

Board of Education

Ioning Administrati

Indust isi

RE: Item No. 76 Petitioner - Channell Variance Petition

Dear Mr. & Mrs. Channell:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments: requested to 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 plane that may aware a bearing on this Zoning Commissioner with recommendations as to the autisability of the requested coming.

This petition is accepted for filling on the date of the enclosed filling certificate. Notice of the hearing date and time, which will be held not leas than 30 nor more than 92 days after the date on the filing certificate, will be forwarded to you in the near future.

Chairman Zoning Plans Advisory Committe

NBC/sf

JUN 2 5 1979

Pursuant to the advertishent, posting of property, and public fring on the 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(s), the Variances should be had; and it further appearing that by reason of the granting of the Variances requested no adversely affecting the health, safety, and general welfare of the community. the Variances to permit lot widths of 53,49 feet at the front building line for Lot No. 35 and a total of 50 feet for Lot Nos. 36 and 37 in heu of the required 55 feet, and side yard setbacks of 14 feet from Alice Avenue and 34 feet from the center line of Alice Avenue to lieu of the required 25 feet and 50 feet, respeca tivels for Lot No. 35 should be granted. Deputy
This Ordered by the Zoning Commissioner of Baltimore County, this 29 12 January, 197 .9., that the herein Petition for the aforementioned Variday of a second of the same is/ass GRAFTED from and after the date of this order Russipect to the approval of a site plan by the Department of Public Deputy Zening Owners and the Office of Planning and Zoning. Pursuant to the advertisement, posting of property and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unrea-IT IS ORDERED by the Zoning Commissioner of Baltimore County, this is/are hereby DENIED. Zoning Commissioner of Baltimore County



THORNTON M. MOURING, P.E. DIRECTOR

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21704

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.

Lynch Road and Alice Evenue, existing public roads, are proposed to be improved in the future as 30-foot close' section roadways on 40-foot rights-of-way. Bijhway rights-of-way videnings, consisting of a filled rame for sight distance at the intersection and any necessary revertible esseements for slows, will be required in connection with any grading or billing permit application.

Sediment Control:

powelogment of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings domastraw of the property. A grading p.-mit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or parament) 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 Petitions.

The property to be evenioped is located adjacent to the caller front. The Petitioner is advised that the proper sections of the Baltimore Occurty Building Odds must be follower whereby elevation limitations are placed on first floor levels and other special construction features are required.

Item 876 (1978-1979) Property Owner: Paul 5 Mary Channell Page 2 December 12, 1978

Water and Sanitary Sawer:

A public 6-inch water main exists in Lynch Road and public 8-inch sanitary sewerage exists in Lynch Road and Alice Avenue. The rearest fire hydrant exists on River Drive Road.

ELISHORTH N. DIVER, P.E. Chief, Bureau of Engineering

Marry - PRM - PRAY - con

E-SE Key Sheet 20 SE 33 Pos. Sheet



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

Comments on Item #76, Zoning Advisory Committee Meeting, October 3, 1978, ore as follows:

Property Owner: Paul and Mary Channell

Property Current: "Paul and Mary Channell
Locations: FSC Alike Avenue and Lynch Avenue
Existing Zuning: D. R.S.S.

Proposed Zoning: Variance to permit lat widths at the building line of 53.49" for lat 35 and
50" for lat 36 and 37 in lieu of the required 55" and a side setback of 14" in
Ileu of the required 25" and lice Avenue.

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 oll porties are made owere of plans of 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.

Very truly yours,

Who Zee willing John L. Wimbley Planner III
Current Planning and Developmen

VSON, MARYLAND 21204 1825-7310

November 9, 1978

Office of Planning and Zoning Baltimore County Office Building Townon, Maryland 21204 Attention: N. Commodari, Chairman Zoning Adiveory Committee

Re: Property Owner: Paul & Mary Channell Location: SE/C Alice Ave. & Lynch Ave.

Zoning Agenda Meeting of 10/3/78 Item No. 76

Gentlemen:

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 Fire nyurants for the transfer of part along an approved a located at intervals or 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 _____ EXCEEDS the maximum allowed by the Fire Department.

() h. The site shall be made to comply with all applicable parts of the Fire Provention Code prior to occupancy or beginning of operation

() 5. The unlikings and structures existing or proposed on the site shall comply with all applicable requirements of the National Pire Proposed in the Standard No. 101 "lafe Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(x) 7. The Fire Provention Bureau has no comments, at this ti-

REVISION OF THE PROPERTY OF TH



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

November 22, 1978

Mr. S. Bric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Bullding Townon, Maryland '120h

Dear Mr. Di Nenna

Comments on Item #76, Zoning Advisory Committee Meeting of October 3, 1976, are as follows:

Paul & Mary Channell SEMO Alice Ave, & Egran Ave. D.R. 5.5 Variance to permit lot widths at the building line of 55,46° for lot 35 and 50° for lots 36 & 37 in lieu of the required 35° and a side of 14° in lieu of the required 25° to 31 to a key for lot 15° to 1

Acres: District:

Metropolitan water and sewer are available.

Very truly yours, Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVIJES



STEPHEN E. COLLINS

Homeshar 22 1978

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

ZAC - Meeting of October 3, 1978 Item No. 76
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

2MC - Meeting of October 3, 1978 Pull & Mary Channell SE/C Alice Ave. & Lynch Ave. D.R. 5.5 Variance to permit lot widths at the building line of 33.49 for lot 35 and 50° for lots 36 & 37 in lieu of the required 55° and a side of back of la' in lieu of the required 55° to Aline Ave.

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances to the

Michael S. Flanigan Engineer Associate II

MSF/m in

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 18, 1978

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

Z.A.C. Meeting of: October 3, 1978

ME: Item No: 76

Property Owner: Paul 4, Mary Channell
Location: SE/C Alice Ave. 6 kymch Ave.
Present Zoning: D.R. 5.5

Proposed Zoning: Variance to permit lot widths at the building line
Proposed Zoning: Variance to permit lot widths at the building line
for 53.49' for lot 35 and 50' for lots 36.4 37 in
lieu of the required 35' and a side actback of 14'
in lieu of the required 35' to Alice Ave.

District: 15th No. Acres: 0.2318

WNP/hn

No bearing on student population.

Very truly yours

U Wil Pelant

W. Nick Petrovich, Field Representative

MAS LORMAINE F. CHIRCUM ROGER B. HAYDEN

* MOREST Y. DUREL, SU



October 6, 1978

Comments on Item ℓ 76 Soning Advisory C mmittee Meeting, October 3, 1978 are as follows:

Proceed from:

Real and Mary Channell

Restrict Souther Station State Ave and Ignoh Ave.

Restrict Souther Station State Ave and Ignoh Ave.

Restrict Souther Station State Ave.

Restrict Souther State Souther State Souther Station Southern Station Southern Station Southern Station Southern Station Southern Station Southern Station S

The items checked below are applicables

X A. Structure shall conform to Beltimore County Building Cod. (B.O.C.A.) 1970 Edition and the 1971 Supplement, other applicable codes.

- y B. A building permit shall be required before construction can bariu-
- C. Additional _____Permits shall be required. D. Building shall be upgraded to new use - requires alteration permit.
- X E. Three sets of construction drawings will be required to file an application for a building permit.
- P. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Depa-tment if distance is between 3'0" and 6'0" of property line.

- XJ. Comment: Section 320.2 areas subject to innudation by Tidal Waters is applicable. Pleas. -eview the attached Code Sections Engineer certified drawings may be required.

Charle & Sumbon

PETITION FOR VARIANCE

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 4 19.79 THIS IS TO CERTIFY, that the annexed advertisement was published in The JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., currents county one time succession was before the 22nd appearing on the hth day of January

L. Liank Street

rist of Advertiseme. t, \$...

. Section 320.0 Construction in Areas Subject to Flooding Subsection 320.1 General Requirements, All buildings and struc-

tures hereafter erected or noved in areas in Estimore County as designated by the Department of Public Works of Estimore County as and which are subject to inendation by tidewater, unrised water or running streams shall have floor elevations and valertightness as set forth in this Code.

Subsection 320.2 Areas Subject to Inundation by Tidewaters

a. Where buildings are buil in areas subject to immediate by, the first or main floor elevation shall not be lower than 100 feet above mean 'low tide. Such buildings shall be supported on piles, reinforced concrete piers, monolithic concrete soundarions of other approved means of support.

b. Where bereients or other foors are contructed below 10 feet above mean low tide, the enclosure wills and floor construction above mean low tide, the enclosure wills and floor construction above mean little construction of concrete ab outfielded strength above mean little construction. As certified by a Prefectational Engineer registered in the State and the state of Maryland. Such walls shall be made wateringth by membrane waterprecing on the exterior face and the membrane pretected by inch in the intrinsic content of the foors below 10 feet above mean low tide shall be made watertight by membrane waterprecing out all the minimum connect plate costing. All floors below 10 feet above mean low tide shall be made watertight by membrane waterprecing out all ham without connected foor sub-base.

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

d. All areaways for windows, doors, and other openings below 10 feet above mean low (tide shall be connected by sevice weight east iron soil pipe to an adequate sump pump leated in the basement and discharging to elevation not less than 10 feet above mean low (tide; the said pump shall have a discharge capacity of not less than 15 gallons per minute.

c. Crawl spaces under flors of buildings or structures below 10 feet above mean low tide shall have enclosure walls conforming to the requirements of this Code except such enclosing walls may be considered to the conformation of the code of the conformation of the conformation of the conformation of the conformation of the loss than \$1/2 feet aboverneen low tide. The crawl space arcs and, enclosures that the chrimeth years item 10 of the loss than \$1/2 feet aboverneen low tide. The crawl space arcs and enclosures that the chrimeth years item 10 of the power than the proper backwater valve, and shall discharge to the adjacent grade or into an approved draining system.

* Subsection 320.3 Areas Subject to Inundation by Surface Wa-

n. The first or main floor elevation of buildings subject to invindation by surface water or streams shall be not less than 2 feet allowed the flood level as determined by the Department of Public Works of Baltimore County, or at such elevation as may be necessary to grade a lot to prevent flooding of the same. Construction shall be in conformity with the equirements set forth in this Code, titled "Areas Subject to Inundation by Tidewaters."

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

LOCATION -4 - (minor) North SE SIL

VARIANCE FOR LOT WIDTH & SETBACK FOR PAUL & MARY GRANNEL DET 15 , D.R. D.S LOT 35 36 8 37 BLK N PUBLIC UTILITIES EXISTING IN LYNCH & ALIKE RD,

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

RECEIVED Paul Channell

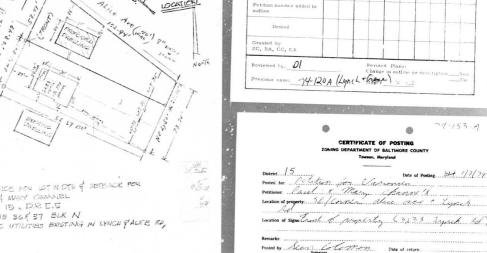
DATE January 22, 1979 ACCOUNT 01-662

Cost of Advertising and Posting Case No. 79-153-A

39.65%

4006 2 9 EJM 22

SCALE 30' = 1 Inch



FUNCTION

Descriptions checked an

outline plotted on map

PETITION MAPPING PROGRESS SHEET





1 segn





OFFI OF

once a week for one successive weeks before the standard of January 19.79, that is to say, the same was inserted in the issues of January 4: 1979

STROMBERG PUBLICATIONS, INC.

JUN 25 1979