

9/15/97
9 TO: JRA
WCR 9/15/97 ua

Robert M. Rubright
10036 Ink Pen Place
Ellicott City, MD 21042-4960

September 2, 1997

Arnold Jablon
Department of Permits & Development Management
111 West Chesapeake Avenue
Towson, MD 21204

Dear Mr. Jablon

I am requesting a letter from your department confirming the zoning status of 1818 Edmondson Avenue, Catonsville. The property is situated in SW 3-G, on the north side of Edmondson Avenue, 310 feet east of Rolling Road. The zoning for this property was granted on February 15, 1979, case # 79-172-A.

Thank you for your attention.

Robert M. Rubright

September 10, 1997

1st Election District

Dear Mr. Rubright:

Variance case #79-172-A granted a variance to Section 402.2 of the Baltimore County Zoning Regulations, to permit a 100 foot width of property at front building line in lieu of 110 feet for a four apartment building in a D.R.-5.5 zone. This variance stands in perpetuity for the structure as it was built on site at that time.

I have included a copy of the variance order and site plan for your information.

Very truly yours,

John R. Alexander
Planner II, Zoning Review

JRA:rye

c: zoning case 79-172-A

Enclosure



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

January 22, 1982

Advance Mortgage Corporation
Suite J, 8659 Baltimore National Pike
Ellicott City, Maryland 21043

Attention: Mr. John L. Bradshaw
Assistant Vice President

RE: Zoning Verification for
Existing Four-Apartment Dwelling
1818 Edmondson Avenue -
1st Election District

Dear Mr. Bradshaw:

I am in receipt of your letter of January 19, 1982, in which you request whether the above-referenced location has been zoned for four apartments.

A review of our files indicates that the property was granted a Variance (Case No. 79-172-A) for a four-apartment dwelling, subject to approval of a site plan. As of this date, a site plan has not been approved by our office. In addition, the comments from the Department of Permits & Licenses state that if the building had not been previously granted a change of occupancy permit, certain requirements of the building code would have to be satisfied. In order to verify this, you should contact Mr. Charles E. Burnham at 494-3987. If he is satisfied that all necessary permits have been issued for the existing use, this office will, upon submittal by you, approve a site plan in accordance with said permits. However, if he is not satisfied, the necessary change of occupancy will have to be obtained prior to our approval.

If you have any further questions concerning this matter, please contact me at 494-3391.

Very truly yours,

Nicholas B. Commodari

NICHOLAS B. COMMODARI
Chief, Development Control Section

JED:NBC:nr

cc: Mr. Charles E. Burnham, Department of Permits & Licenses
Mr. William E. Hammond, Zoning Commissioner
Mrs. Jean M. H. Jung, Deputy Zoning Commissioner
Mr. James E. Dyer, Supervisor
Case File

ADVANCE MORTGAGE CORPORATION

The General Partner Of
ADVANCE MORTGAGE COMPANY LTD.

January 19, 1982

Mr. James Dyer
Zoning Supervisor
County Office Bldg
Towson, MD 21204

Dear Mr. Dyer:

The property located on the north side of Edmondson Avenue, 238 feet east of Rolling Road, is the subject property of a proposed FHA mortgage. This property was petitioned for variance under zoning case #79-172-A; which was granted February 15, 1979, by Zoning Commissioner S. Eric DiNenna.

Please confirm in writing that this property is zoned for four family use.

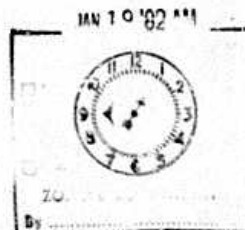
This matter is urgent, in that the subject is pending settlement upon receipt of this letter.

Sincerely,

John L. Bradshaw

John L. Bradshaw
Assistant Vice President

JLB/ymz



79-172-A #111 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Frank A. and Ruth A. Lindberg
1, or who have been designated as the 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 402.2 to permit a lot width of 100 feet in lieu of the required 110 feet for a four apartment dwelling in a P.R. 5.5 zone

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
The lot width is 100 feet instead of the required 110 feet. The lot area is 20,000 square feet which exceeds the 16,000 square foot requirement. The setbacks also exceed the requirements.
This property was operated as a four apartment dwelling by the previous owner and it was advertised by the real estate agency which conducted the sale as a four apartment dwelling. This building is one of five buildings in a continuous row on the north side of Edmondson Avenue between Rolling Road and Oakdale Avenue which are divided into apartments.
The property was purchased with the assumption that it was zoned properly for use as a four apartment dwelling.

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.

Contract purchase
Address: 101 Oak Drive
Catonsville, Md. 21228
Petitioner's Attorney
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day

of November, 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 11th day of February, 1979, at 10:00 o'clock A.M.

By: *[Signature]*
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric Dikenna
Zoning Commissioner
Date: February 8, 1979
From: Leslie M. Groat, Director
Office of Planning and Zoning
Subject: Petition 79-172-A Item #111

Petition for Variance for lot width
North side of Edmondson Avenue, 238.33 feet East of Rolling Road
Petitioner - Frank A. & Ruth A. Lindberg

In District

HEARING: Wednesday, February 14, 1979 (10:00 A.M.)

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

[Signature]
Leslie M. Groat, Director
Office of Planning and Zoning

LHG:GHW



RE: PETITION FOR VARIANCE
N/S of Edmondson Ave., 238.33'
E of Rolling Rd., 1st District
FRANK A. LINDBERG, et ux,
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:
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.

[Signature]
Peter Alex Ziemann
Deputy People's Counsel

I HEREBY CERTIFY that on this 23rd day of January, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. Frank A. Lindberg, 101 Oak Drive, Catonsville, Maryland 21228, Petitioners.

[Signature]
John W. Hession, III



February 15, 1979

Mr. & Mrs. Frank A. Lindberg
101 Oak Drive
Catonsville, Maryland 21228

RE: Petition for Variance
N/S of Edmondson Avenue,
238.33' E of Rolling Road,
1st Election District
Frank A. Lindberg, et ux -
Petitioners
NO. 79-172-A (Item No. 111)

Dear Mr. & Mrs. Lindberg:

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

Very truly yours,

[Signature]
S. ERIC DIKENNA
Zoning Commissioner

SED:mr

Attachments

cc: Mr. Gordon M. Holland
123 North Rolling Road
Catonsville, Maryland 21228

John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 1, 1979

Mr. & Mrs. Frank A. Lindberg
101 Oak Drive
Catonsville, Maryland 21228

RE: Item No. 111
Petitioner - Lindberg
Variance Petition

Dear Mr. & Mrs. Lindberg:

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 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.

Located on the north side of Edmondson Avenue, east of Rolling Road in the 1st Election District, the subject of this petition is a 2 1/2 story framed dwelling, currently utilized as a four apartment dwelling. This property is presently the subject of a Zoning Violation (Case No. 79-130-V), and this particular variance is required in order to legalize the existing apartment use.

If this petition is granted, the submitted site plan must be revised to reflect the comments of the Department of Traffic Engineering concerning the parking and driveway requirements.

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

NBD:af



January 12, 1979

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

Re: Item #111 (1978-1979)
Property Owner: Frank A. & Ruth A. Lindberg
N/S Edmondson Ave., 238.33' E. Rolling Rd.
Building Zoning: DR 5.5
Proposed Zoning: Variance to permit a lot width of 100' in lieu of the required 110' for a four apartment dwelling.
Acre: 0.459 District: 1st

Dear Mr. Dikenna:

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.

General:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream. The grading permit is, therefore, necessary for all grading, including the striping of top soil.

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #111 (1978-1979).

Very truly yours,

[Signature]
NICHOLAS B. DIXON, P.E.
Chief, Bureau of Engineering

EDD:RAM/PWR:se

10-NS Key Sheet:
2 DW 27 Pos. Sheet
SW 3 G Type
100 Tax Map

DATE *Sept 22, 1977*

Pursuant to the advertisement, posting of property, and public hearing 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),

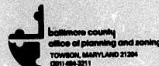
the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a lot width of 100 feet in lieu of the required 110 feet, for a four-apartment dwelling, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this *15th* day of *February*, 1977, that the herein Petition for the aforementioned Variance(s) should be and the same is/are 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 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 unreasonable hardship,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this *15th* day of *February*, 1977, that the aforementioned Variance(s) be and the same is/are hereby DENIED.

Eric D. DiNenna
Zoning Commissioner of Baltimore County



LESLIE H. GRAY
DIRECTOR

February 6, 1977

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

Dear Mr. DiNenna:

Comments on Item #111, Zoning Advisory Committee Meeting, November 21, 1976, are as follows:

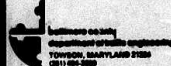
Property Owner: Frank A. and Ruth R. Lindberg
Location: N/S Edmondson Ave. 238.33' E. Rolling Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 100' in lieu of the required 110' for a four apartment dwelling
Acres: 0.459
District: 1st

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 petition.

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

January 8, 1979

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

Item No. 111 - DEC - November 21, 1976
Property Owner: Frank A. & Ruth R. Lindberg
Location: N/S Edmondson Ave. 238.33' E. Rolling Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 100' in lieu of the required 110' for a four apartment dwelling
Acres: 0.459
District: 1st

Dear Mr. DiNenna:

The plan should be revised to show off street parking and a driveway that meets county standards.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/ham



JOHN D. DEVEREUX
DIRECTOR

November 27, 1978

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

Dear Mr. DiNenna:

Comments on Item # 111 Zoning Advisory Committee Meeting, November 21, 1976 are as follows:

Property Owner: Frank A. & Ruth R. Lindberg
Location: N/S Edmondson Ave. - 238.33' E. Rolling Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 100' in lieu of the required 110' for a four apartment dwelling.

Acres: 0.459
District: 1st

The items checked below are applicable:

- X 1. Structures shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Building and Code and other applicable codes.
- X 2. A building permit shall be required before construction can begin.
- X 3. Additional site plan below plan to be required.
- X 4. Building shall be required to be a - residential attention point.
- X 5. Some sets of construction drawings will be required to file an application for a building permit.
- X 6. Some 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.
- X 7. Some 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.
- X 8. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- X 9. No Comment.
- X 10. Comment: If building has not been previously granted a change of occupancy permit, Items "A", "C", "D" and possibly "E" and/or "F" may apply.

Charles E. Humber
Charles E. Humber
Planning Director

CEH/rj



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

December 8, 1975

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

Dear Mr. DiNenna:

Comments on Item #111, Zoning Advisory Committee Meeting of November 21, 1976, are as follows:

Property Owner: Frank A. & Ruth R. Lindberg
Location: N/S Edmondson Ave. 238.33' E. Rolling Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 100' in lieu of the required 110' for a four apartment dwelling
Acres: 0.459
District: 1st

Metropolitan water and sewer exist.

Very truly yours,

Thomas A. Devlin
Thomas A. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TAD/TAD/rth



Paul H. Reiche
CHIEF

November 20, 1978

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

Attention: Mr. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Frank A. & Ruth R. Lindberg

Location: N/S Edmondson Ave. 238.33' E. Rolling Rd.

Item No. 111 Zoning Advisory Committee Meeting of 11/21/78

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 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 load and condition shown at _____ is within 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.
- (x) 7. The Fire Prevention Bureau has _____ comments at this time.

George M. McKeon
George M. McKeon
Special Inspection Division
Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 17, 1978

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

I.A.C. Meeting of: November 21, 1978

RE: Item No. 111
Property Owner: Frank A. & Ruth R. Lindberg
Location: N/S Edmondson Ave. 238.33' E. Rolling Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 100' in lieu of the required 110' for a four apartment dwelling.

District: 1st
No. Acres: 0.459

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Mark Powell
W. Mark Powell
Field Representative

JOSEPH H. McDONALD, PRESIDENT
T. BARTON WILLIAMS, JR., VICE-PRESIDENT
ROBERT S. BOWMAN

THOMAS H. ROYER
WILLIAM F. COOPER
ROGER S. HAYES
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECK
WILLIAM H. BATH, JR.
RICHARD W. TRACY, D.V.M.

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 *21st* day of *November*, 1978

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Lindberg
Petitioner's Attorney: _____

Mr. & Mrs. Frank A. Lindberg
101 Oak Drive
Catonville, Maryland 21228

Reviewed by: *Nicholas E. Commodari*
Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING BUREAU OF ENVIRONMENTAL SERVICES Towson, Maryland

District: *1st* Date of Posting: *DEC 27 1978*

Posted for: *PETITION FOR VARIANCE*

Petitioner: *FRANK A. LINDBERG*

Location of Property: *N/S of Edmondson Ave. 238.33' E. of Rolling Rd.*

Location of Sign: *FRONT 1315 EDMONDSON AVE.*

Remarks: *THOMAS A. DEVLIN*

Posted by: *THOMAS A. DEVLIN*

Date of return: _____

1-5161

