

79-178-A #114 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph E. Buchanan, 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 1002.021 to permit a lot width of 53'

instead of the required 55'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reason: (Indicate hardship or practical difficulty)

This lot is situated between two existing properties and a variance for side yard requirements is the only way that a residential structure can be built.

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Joseph E. Buchanan Agent Owner
Address 9135 Avondale Road
661-2031
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

Considered By The Zoning Commissioner of Baltimore County, this 8th day

of December, 1979, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of February, 1979, at 10:30 o'clock A. M.

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

Rechecked for
Wed. Mar. 21, 1979
at 10:30

RE: PETITION FOR VARIANCE
NE/S of East Avenue, 140'
NW of Avondale Rd., 11th District
OF BALTIMORE COUNTY

JOSEPH E. BUCHANAN, Petitioner : Case No. 79-178-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524, I 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.

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

I HEREBY CERTIFY that on this 2nd day of February, 1979, a copy of the foregoing Order was mailed to Mr. Joseph E. Buchanan, 9135 Avondale Road, Baltimore, Maryland 21234, Petitioner.

John W. Hession, III
John W. Hession, III

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
201-461-2200
S. ERIC DINENNA
ZONING COMMISSIONER

March 23, 1979

Mr. Joseph E. Buchanan
9135 Avondale Road
Baltimore, Maryland 21234

RE: Petition for Variance:
NE/S of East Avenue, NW of
Avondale Road - 11th Election
District
Joseph E. Buchanan - Petitioner
NO. 79-178-A (Item No. 114)

Dear Mr. Buchanan:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED:ar

Attachment:

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

October 31, 1979

Description to Accompany Petition for Zoning Variance

Beginning for the same on the northwest side of East Avenue at a point 140'2" west of the intersection of East Avenue and Avondale Road, thence leaving said point of beginning and running 1) S 32°05'53" E 50.0' then 2) S 65°26'50" E 135.54' to the west side of Avondale Road and then binding on Avondale Road 3) S 22°07'48" E 57.71' and then leaving said road and running 4) S 6°22'07" E 174.27' then 5) S 53°05'55" E 46.51' to the north side of East Avenue and then binding on the north side of said road 6) S 56°56'07" E 73.00' to the place of beginning

being known as 970' Avondale Road
Containing .79 acre ±

This description is for zoning purposes only and not intended to be used for conveyance.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Zoning Commissioner
Date: February 12, 1979
FROM: Lailie H. Graef, Director
Office of Planning and Zoning
SUBJECT: Petition 79-178A, Item 114
Petition for variance for lot width
Northwest side of East Avenue, 140 feet Northwest of Avondale Road
Petitioner: Joseph E. Buchanan
THE DIRECTOR
HEARING: Wednesday, February 21, 1979 (10:30 A.M.)

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

Lailie H. Graef
Lailie H. Graef, Director
Office of Planning and Zoning

LHG:JG:trw

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

Your Petition has been received and accepted for filing
this 8th day of December, 1979

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Joseph E. Buchanan
Petitioner's Attorney

Mr. Joseph E. Buchanan
9135 Avondale Road
Baltimore, Maryland 21234

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 1, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Parks Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Mr. Joseph E. Buchanan
9135 Avondale Road
Baltimore, Maryland 21234

RE: Item No. 114

Petitioner - Buchanan
Variance Petition

Dear Mr. Buchanan:

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.

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,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 17, 1978

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

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

RE: Item No: 114
Property Owner: Joseph E. Buchanan
Location: NE/S East Ave. 140' NW Avondale Rd.
Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 53' in lieu of the required 55'.

District:
No. Acres: 0.29

Dear Mr. DiMenna:

No bearing on student population.

Very truly yours,

Wick P. Smith
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH H. WIGWAM, PRESIDENT
Y. KATAPIS WILLIAMS, JR., VICE PRESIDENT
MARCUS H. ROTBERG

THOMAS H. BOWEN
MRS. LORRAINE F. CHURCH
ROGER B. HATTON
ROBERT T. DUBEL, SUPERVISOR

74-178-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11 Date of Posting: 1/17/79
Posted for: *William F. Buchanan*
Petitioner: *Joseph E. Buchanan*
Location of property: *NE 1/4 of East Ave. 140' x 53' 1/2'*
Location of sign: *on NE 1/4 of property, facing Avondale Rd. (140' x 53' 1/2')*
Remarks: *Change sign location about 1/2 way property.*
Posted by: *W. Nick Petrovich* Date of return: *2/1*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this *14* day of *March*, 1979. Filing Fee \$25.00 Received ☒ Check ☐ Cash ☐ Other

S. Eric DiMenna
S. Eric DiMenna,
Zoning Commissioner

Petitioner: *Joseph Buchanan* Submitted by: *W. Nick Petrovich*
Petitioner's Attorney: Reviewed by: *Diana Allen*

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 1, 1979
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on February 1, 1979, and continuing before the 21st day of February, 1979, the 21st publication appearing on the 1st day of February, 1979.

W. Nick Petrovich
THE JEFFERSONIAN

Cost of Advertisement, \$

OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD. 21204 February 1, 1979

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE - Joseph E. Buchanan was inserted in the following:

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

weekly newspapers published in Baltimore, County, Maryland, once a week for 21 successive weeks before the 2nd day of February, 1979, that is to say, the same was inserted in the issues of February 1, 1979.

STROMBERG PUBLICATIONS, INC.

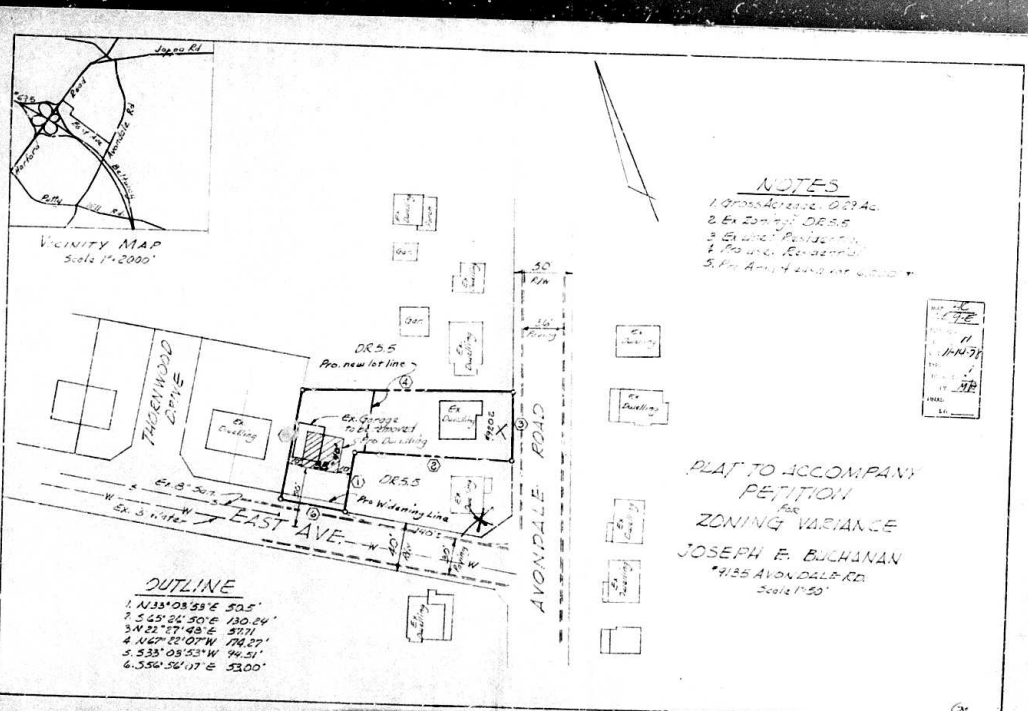
BY: *Esther Berger*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11 Date of Posting: 1/17/79
Posted for: *William F. Buchanan*
Petitioner: *Joseph E. Buchanan*
Location of property: *NE 1/4 of East Ave. 140' x 53' 1/2'*
Location of sign: *on NE 1/4 of property, facing Avondale Rd. (140' x 53' 1/2')*
Remarks: *Change sign location about 1/2 way property.*
Posted by: *W. Nick Petrovich* Date of return: *2/1*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76243
DATE: January 22, 1979 AMOUNT: \$25.00
RECEIVED BY: *W. Nick Petrovich*
FOR: *Filing Fee for Case No. 74-178-A*
VALIDATION BY SIGNATURE OF CLERK: *W. Nick Petrovich*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 78596
DATE: March 21, 1979 AMOUNT: \$6.23
RECEIVED BY: *W. Nick Petrovich*
FOR: *Cost of Advertising and Posting Case No. 74-178-A*
VALIDATION BY SIGNATURE OF CLERK: *W. Nick Petrovich*



NOTES
1. Gross Area: 0.2940
2. E. 1/2 of 0.2940
3. E. 1/2 of 0.2940
4. E. 1/2 of 0.2940
5. E. 1/2 of 0.2940

PLAN TO ACCOMPANY
PETITION
FOR
ZONING VARIANCE
JOSEPH E. BUCHANAN
1135 AVONDALE RD.
Scale 1\"/>