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 Balti	more
County and which is described in the description and plat attached herete and made a part he	reof
hereby petition for a Variance from Section 1802-301 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 reasons: (Indicate hardship or practical difficulty)

NC 9-6



21st

Rocheduld for Wed Man . 21, 1979 at 10:30

1/2/199

BATINORE COUNTY, MARRAND

INTER-OFFICE COMMERCIAL

S. Eric DiNenno TO Zoning Commissione

Date February 12, 1979

Laslie H. Groef, Director
Office of Planning and Zoning
Petition #79-178A, Item 114

Patition for votionce for let width Northeast Joseph E. Buchanen

140 feet 1 orthwest of Avandale Road
Petitioner - Joseph E. Buchanen

HEARING: Wednesday, February 21, 1979 (19:30 A.M.)

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

LHG:JGH:rw

RE: PETITION FOR VARIANCE NE/S of East Ave., 140' NW of Avandale Rd., 11th District

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

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

......

ORDER TO ENTER APPEARANCE

suthority contained in Section 524, I of the Baltimore Count enter my appearance in this proceeding. You are requested to ne of any hearing date or dates which may be now or hereafter designated

Peter Max Zimmerman. Deputy People's Counsel

lento Blue John W. Hessian, 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 aforegoing Order was mailed to Mr. Joseph E. Buchanan, 9135 Avandale Road. Baltimore, Maryland 21234, Petitioner.

> John To). Leccion III John W. Hessian, III



March 23, 1979

Mr. Joseph E. Buchanan 9135 Ayondale 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. 78-178-A (Item No. 114)

Dear Mr. Buchanan

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

ERIC DI MENNA Zoning Commissioner

SED:nr

co: John W. Hessian, III, Esquire

October 31, 1979

Description to Accompany Petition for Zoning Variance

Being known as 9202 Avendale Road

Containing .29 acre ±

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Off. Building 111 W. Chesapeake Avc. Towcon, Maryland 21204 Your Petition has been received the day of December S. ERIC DINENNA

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 1, 1979

COUNTY OFFICE SLDG. 111 M. Chesapeake Ave Towson, Maryland 214

Department of Traffic Engineering

tereau of Fire Prevention

Project Planting building D-partmen

board of Equation toning Administra Industrial Deselopment

Mr. Joseph E. Buchanan 9135 Avondale Road Baltimore, Maryland 21234 Calmer Bareau cf Engineering

RE: Item No. 114 Petitioner - Buchanan Variance Petition

The Zoning Plans Advisory Committee has reviewed the phase submitted with the above referenced settline and has made an on-site feld inspection, of the property. The intended to indicate the appropriateness of the property of the appropriateness of the appropriateness of the property of the appropriateness of the property of the appropriateness of the appropriatene

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 less than 30 nor more than 90 days after the date on the filling certificate, will be forwarded to you in the near future.

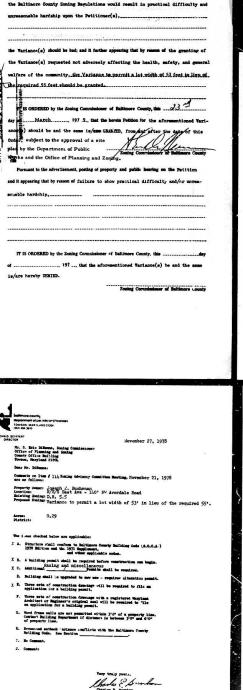
Very truly yours.

Nicholas B. CON MODARI Chairman Zoning Plans Advisory Committee

NBC/sf

RECEIVED FOR

	Pursuant to the adversement, posting of property, and publishearing 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 Constant Constant Constant
	1 30 - 7 400 5 11 500 01 15 5 1 1 1 1 1 1 1 1 1 1
	the Variance(a) should be bad; and it further appearing that by reason of the granting of
V	the Variance(s) requested not adversely affecting the health, eafety, and general
4	welfare of the community, the Yariange is permit a lot width of 52 feet in lieu of. The required 55 feet should be granted.
1	Total Francisco
16	IS ORDERED by the Zoning Commissioner of Baltimore County, this
33	
13	day
4 7	Dream source on the sease 18/200 (MARZO), Fronday after the date of this Order, subject to the approval of a site plas by the Department of Public Zoning Commissions' of Baltimer County
A.	plas by the Department of Public Zoning Commissioner of Baltimere County Works and the Office of Planning and Zoning
۵	sacely atout be and the same in/gas (dilatin), from and efter the days of this cost; subject to the approval of a site plas by the Department of Public Taking Commissioner of Business County Works and the Office of Planning and Zonfug. Pursuant to the advertisement, posting of property and public bearing on the Putition
	and it appearing that by reason of failure to show practical difficulty and/or unrea-
	scuable hardship,
	IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
	of
	is/are hereby DEMIED.
	Zoning Coruntationer of Baltimore county
	The second of th
	4
÷.	Matthews county
Ŷ	Supproved of part has prof translate TOMOSO MATERIAL PLANS TOMOSO
•	D. SETTERT MOCION MOVEMBER 27, 1978
Jones	D. SETTERT MOCION MOVEMBER 27, 1978
John John John John John John John John	B. Serveran McCo. B. Eric Bilbone, Sming Commissioner Office of Flamming and Sming Commissioner Office of Flamming and Sming Commissioner Office of Flamming and Sming Commissioner Office of Flamming and Sming Descriptions of Flamming and
Journal of the Control of the Contro	Accounts Account Accounts Account Accounts Accou
Jones	S. Servers No. 2. But Minors, Smile Commissioner Office of Planning and Smile County Office and Smile County Office Auditor Down Office and Smile County Office Auditor Down Office Auditor Down Office Auditor Down Office Auditor Ones of The Smile Smile Smile of The Smile Smile Smile of The Smile S
Jones of the Control	S. Servers No. 2. But Minors, Smile Commissioner Office of Planning and Smile County Office and Smile County Office Auditor Down Office and Smile County Office Auditor Down Office Auditor Down Office Auditor Down Office Auditor Ones of The Smile Smile Smile of The Smile Smile Smile of The Smile S
Q noneco.	Accounts Account Accounts Account Accounts Accou
Dominion of the control of the contr	Security Sec
Jones of the state	Account of the second of the s
2000	Services No. 1. But Minors, Design Commissioner Office of Planning and Smiles Committee Of Niese Committee On time # 1111 Pauling Advisory Committee Nesting, November 21, 1978 are se follows: "Spength N. Buchbanan Proposity Oncer: "Spength N. Buchbanan Proposity Oncer: "Spength N. Buchbanan Proposity Oncer: "Spength N. Are - 110' Nº Arordale Road Emisting Bonings D.R. 5.5 Proposity Oncer: "Spength N. Are - 110' Nº Arordale Road Emisting Bonings D.R. 5.5 Proposity Oncer: "Spength N. Are - 110' Nº Arordale Road Emisting Bonings D.R. 5.5 Proposity Oncer: "Spength N. Are - 110' Nº Arordale Road Emisting Bonings D.R. 5.5 Proposity Oncer: "Spength N. Are - 110' Nº Arordale Road Acres: 0.29 Platnick The I have therefore the proposition of the Platnick The I have therefore the proposition of the No.29 Platnick The I have the Platnick Committee Oncert Building Code (8.0.6.4) 170 Million and No. and Code on Spength No. 2006.
Q Jones	Services No. 1. But Minors, Design Commissioner Office of Planning and Smiles Committee Of Niese Committee On time # 1111 Pauling Advisory Committee Nesting, November 21, 1978 are se follows: "Spength N. Buchbanan Proposity Oncer: "Spength N. Buchbanan Proposity Oncer: "Spength N. Buchbanan Proposity Oncer: "Spength N. Are - 110' Nº Arordale Road Emisting Bonings D.R. 5.5 Proposity Oncer: "Spength N. Are - 110' Nº Arordale Road Emisting Bonings D.R. 5.5 Proposity Oncer: "Spength N. Are - 110' Nº Arordale Road Emisting Bonings D.R. 5.5 Proposity Oncer: "Spength N. Are - 110' Nº Arordale Road Emisting Bonings D.R. 5.5 Proposity Oncer: "Spength N. Are - 110' Nº Arordale Road Acres: 0.29 Platnick The I have therefore the proposition of the Platnick The I have therefore the proposition of the No.29 Platnick The I have the Platnick Committee Oncert Building Code (8.0.6.4) 170 Million and No. and Code on Spength No. 2006.
,	Services No. 1. But Minors, Duning Commissioner Office of Planning and Marine Onesto Offices of Planning and Marine Onesto Offices Annie Marine Mar





January 17, 1979

Mr. S. Bric DiHenna Zoning Commissioner County Office Building

Ro: Item #114 (1978-1979) Property Owner: Joseph E. Buchanan N/ES East Ave. 140' N/W Avondale Rd. N'AS BANK AVA. 140" NYM AVOIGAIS ME. EXisting Zoning: DR 5.5 Proposed Honing: Variance to permit a lot width of 53' in lieu of the required 55'. Agres: 0.29 Diszinct: 11th

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. General:

Comments were supplied for this property for Project IDCA 78-324.

Highways:

Avendals Road and East Avenue, existing County roads, improved in this vicinity as 36 and 30-foot closed section roaders are proposed to be within 60 and 50-foot rights-of-way, raspectively. Highesy rights-of-way widenings, including any momentaries as the second of the control of the control of the property of for any grading or building parmit application.

Development of this property through stripping, grading and stabilization could smult in a sediment pollution problem, damaging private and public holdings downstream "the property. A grading parmit is, therefore, necessary for all grading, including he stripping of top soil.

Storm Drains.

The Nottioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any maissances or desages to edjacent properties, especially by the concentration of survices waters. Correction of any problem which may result, she to improper grading or impropr installation of drainage facilities, would be the full responsibilities of the Petitioner.

January 8, 1979

Very truly yours.

Michael S. Flamigan Engineer Associate II

milight Honge

0.21

No traffic problems are anticipated by the requested variance to the lot width.

Acres: District:

HS*/hod

Item #114 (1978-1979) Property Owner: Joseph E. Buchanan Page 2 January 17, 1979

Meter and Sanitary Sewer:

Public 8-inch water mains and 8-inch simitary sewerage exist in East Avenue and Avondale bod,

Very truly yours,

ELLSWORTH N. DIVER, P.E. Cief, Bureau of Engineering

N-NE Key Sheet NE 9 B Topo 71 Tax Map

February 6, 1979

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

Duar Mr. DiNenna

Comments on Item 1114, Zoning Advisory Committee Meeting, November 21, 1978, are as follows:

Proper: / Owner: Joseph E. Buchanon Locarian: NE/S East Ave. 140° NW Avandale Road Existing Zoning: D.4.5.5 Proposed Zoning: Variance to permit a lat width of 53° in Lieu of 'in required 55'. Acres: 0.29

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the approximateurs of the zoning in question, but are to assure that all parties are note owere 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 Levenbley John L. Wimbley

Planner III Current Planning and Developmen

Paul H. Reincke

November 20, 1978

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

Attention: F Commodari, Chairman Zoning Adivsory Committee

Bo: Property Owner: Joseph E. Buchanan

Location: NE/S East Ave. 140' NV Avondale Rd.

Zoning Agenda Meeting of 11/21/78

Furnant to your request, the referenced property has been surveyed by this Bursen 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 or __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 50 05 the maximum allowed by the Pire 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 atructures 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 no commente, at this time.

ROTINGS of Local Wile 1/11/2 Boted and Leorge M Hagond benefit Inspection Birsting

Byeffel Inspection Birsting

Fire Prevention Bursain



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

December 8, 1978

Mr. S. Eric DiNerna, Zoning Commissioner Office of Francing and Zoning County Office Building Towson, Naryland 21204

Dear Mr. DiNemman

Comments on Item #114, Zoning Advisory Committee Meeting of Movember 21, 1978, are as follows:

Property Ouncer | Joseph R. Buchanan | River | 100 M Avondale Bi. | 200 M Avondale Bi. | 200

Metropolitan water and sewer is available.

Very truly yours,

Thomas H. Devlin, Director BURZAU OF ENVIRONMENTAL SERVICES

TRD/JRP/fth#

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

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

District:

Dear Mr. DiNenna:

No bearing on student popul tion.

Very truly yours, W. Nick Petrovich.

79-178-A

STIFICATE OF POSTER

Posted for Melan for Marianelle Posted for Marianelle Posted areas Date of Public 2/4/>4 Loration of property, NE 15, 4 East are 10 vie acondeli Location of Signer And 5 property found acordale (920 acouldi) Beart Operated ago lander on dat for wany Posted by Seast Collection Page of return property. 1 can

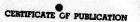
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this SH day of Move My Filing Pee \$25.00 . Received Check

Petitioner Joseph Buchanan Petitioner's Attorney_ Roviewed by Diane Atte

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







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

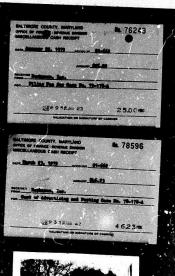
☐ Towson Times
☐ Arbutus Times ☐ Community Times C Suburban Times West

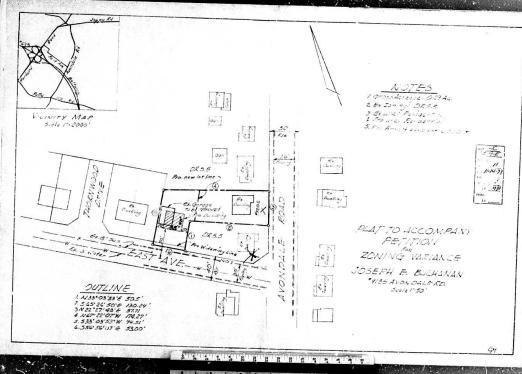
weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 2nr day of February 19.79, that is to say, the same was inserted in the issues of February 1, 1979

> STROMBERG PUBLICATIONS, INC. BY Esthe Burger

24-178 9

Politicar Joseph 1. Buchane Lacotion at Same from at the supplication forwary Minuschell reported for reason blema late Posted by Busy College Date of return 7/1





Industrial advantage of the last of the la