

7-181-A 125 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, IDA V. GRAF, 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 1302-361 to permit lot widths of 50 feet instead of the required 55 feet for lot 120 (7906 32nd Street) and lot 119 (Proposed 7908 32nd Street) and a rear yard setback of 26 feet

in lieu of the required 30 feet on lot No. 119 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hereby or practical difficulty)

Zoning now required a 55' frontage to obtain a building permit. I want to obtain a building permit on a 30' frontage. I am a retired widow on a fixed income. I need the money from the sale to improve my present home.

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 of Baltimore County.

DATE: March 22, 1979
 I, IDA V. GRAF, Petitioner
 Address: 7906 32nd Street
Baltimore, Maryland 21237
 I, Perry E. Darby, Esquire
 Address: 8309 Philadelphia Road, #21237
Baltimore, Maryland 21237
 I, John W. Heslian, III, Esquire
 Address: 111 W. Chesapeake Ave.
Towson, Maryland 21204
 I, John W. Heslian, III, Esquire
 Address: 111 W. Chesapeake Ave.
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of January, 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 held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 26th day of February, 1979, at 10:15 o'clock, A.M.

Resubmitted for Vol.
 Mar. 21, 1979 at
 11:00 P.M.

RE: PETITION FOR VARIANCE
 N/S of 32nd St., 153'
 E of Hamilton Ave., 14th District
 IDA V. GRAF, Petitioner
 Case No. 79-181-A

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 thereon, and of the passage of any preliminary or final Order in connection therewith.

Perry E. Darby
 Petitioner's Attorney
John W. Heslian, III
 People's Counsel

I HEREBY CERTIFY that on this 12th day of February, 1979, a copy of the foregoing Order was mailed to Perry E. Darby, Esquire, 8309 Philadelphia Road, Baltimore, Maryland 21237, Attorney for Petitioner.

John W. Heslian, III
 John W. Heslian, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
 TO: Zoning Commissioner
 FROM: Leslie H. Graf, Director
 Office of Planning and Zoning
 Date: February 14, 1979
 Subject: Petition # 79-181-A Item 125
 Petition for Variances for lot widths and rear yard setback
 North side of 32nd Street, 153 feet East of Hamilton Avenue
 Petitioner - Ida V. Graf

14th District

HEARING: Monday, February 26, 1979 (10:15 A.M.)

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

Leslie H. Graf
 Leslie H. Graf, Director
 Office of Planning and Zoning

LHG:JCH

Located on the North side of 32nd Street approximately 153' East of Hamilton Avenue and running the following courses and distances:
 E 89-50' E 100' thence N 00-10' W 130' thence S 89-50' W 50' thence S 00-10' E 50' thence S 89-50' W 50' thence S 00-10' E 100' to the place of beginning. Also known as #7906 32nd Street.

Baltimore County
 Office of Planning and Zoning
 TOWSON, MARYLAND 21204
 410-336-2000

S. ERIC DINENNA
 ZONING COMMISSIONER

March 22, 1979

Perry E. Darby, Esquire,
 8309 Philadelphia Road
 Baltimore, Maryland 21237

RE: Petition for Variances
 N/S of 32nd Street, 153' E
 of Hamilton Avenue - 14th
 Election District
 Ida V. Graf - Petitioner
 NO. 79-181-A (Item No. 125)

Dear Mr. Darby:

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. Heslian, III, Esquire
 People's Counsel

BALTIMORE COUNTY

OFFICE OF PLANNING & ZONING

111 W. CHESAPEAKE AVE.
 TOWSON, MARYLAND 21204

Our Petition has been received and accepted for filing
 this 18th day of January, 1979

S. Eric DiNenna
 S. ERIC DINENNA
 Zoning Commissioner

Petitioner: Ida V. Graf
 Petitioner's Attorney: Perry E. Darby Reviewed by: Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

Perry E. Darby, Esquire
 8309 Philadelphia Road
 Baltimore, Maryland 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Our Petition has been received and accepted for filing
 this 18th day of January, 1979

S. Eric DiNenna
 S. ERIC DINENNA
 Zoning Commissioner

Petitioner: Ida V. Graf
 Petitioner's Attorney: Perry E. Darby Reviewed by: Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

Perry E. Darby, Esquire
 8309 Philadelphia Road
 Baltimore, Maryland 21237

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 14, 1979

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

Chairman
 Nicholas B. Commodari

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

Perry E. Darby, Esquire
 8309 Philadelphia Road
 Baltimore, Maryland 21237

RE: Item No. 125
 Petitioner - Ida V. Graf
 Variance Petition

Dear Mr. Darby:

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.

Because of your client's proposal to subdivide this property and construct an additional dwelling on the new lot, this Variance is required. Please make note of the fact that the petition forms have been altered to include a rear Variance request of 26' from the newly created property line, in lieu of the required 30'.

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:af

NBC/49

ORDER RECEIVED FOR FILING
DATE March 29, 1979

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),

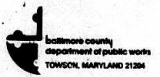
the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) to permit lot widths of 50 feet in lieu of the required 55 feet, for Lot No. 120 (7306 32nd Street) and Lot No. 119 (across from 7308 32nd Street), and a rear yard setback of 26 feet in lieu of the required 30 feet, for Lot No. 119, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of March, 1979, 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 18th day of March, 1979, that the aforementioned Variance(s) be and the same is/are hereby DENIED.

Eric D. DiNenna
Zoning Commissioner of Baltimore County



THOMSON M. MCKINNON, P.E.
DIRECTOR
January 18, 1979

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

Re: Item #125 (1978-1979)
Property Owner: Ida V. Graf
Property: 1/2 S 32nd St. 153' E. Hamilton Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.287 District: 14th

Dear Mr. DiNenna:

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:

This property comprises lot 119 and parts of lots 120 and 121 of the recorded subdivision plat "Boulevard Plaza", W.P.C. 5, Folio 61.

Subdivision and redivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Highways:

32nd Street, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a minimum 40-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any further development of, or grading or building permit applications for this property.

Sediment Control:

Development of this property through striping, 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 striping of top soil.



Paul H. Heinke
Chief
February 8, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Mr. Commodore, Chairman
Zoning Advisory Committee

Re: Property Owner: Ida V. Graf
Location: 1/2 S 32nd St. 153' E. Hamilton Ave.
Item No. 125 Revised Zoning Agenda Meeting of 12/5/78

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 100 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 _____ exceeds the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Protection Code prior to occupancy or beginning of construction.
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", 1978 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: [Signature] Approved: [Signature] Fire Prevention Bureau
Special Inspection Division

Item #125 (1978-1979)
Property Owner: Ida V. Graf
Page 2
January 18, 1979

Storm Drainage:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance 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.

Water and Sanitary Sewer:

There is a public 6-inch water main and a public 8-inch sanitary sewer in 32nd Street.

The nearest fire hydrant is at the 33rd Street-Hamilton Avenue intersection.

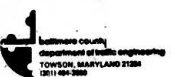
Very truly yours,

[Signature]
KELSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

ENCLOSURE:

- 1. J. Winbly
- 2. J. Simers
- 3. W. Murchal

J-N Key Sheet
11 NE 16 Pos. Sheet
NE 3 E Top
89 Tax Map



STEPHEN COLLINS
DIRECTOR
February 27, 1979

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

Item No. 125 - SSC - December 5, 1978
Property Owner: Ida V. Graf
Location: 1/2 S 32nd St. 153' E. Hamilton Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.

Acres: 0.287
District: 14th

Dear Mr. DiNenna:

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

Very truly yours,

[Signature]
Michael S. Flanigan
Traffic Engineer Associate II

MSF/PJH



February 6, 1979

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 #125, Zoning Advisory Committee Meeting, December 5, 1978, are as follows:

Property Owner: Ida V. Graf
Location: 1/2 S 32nd St. 153' E. Hamilton Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.287
District: 14th

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 property is subject to the Baltimore County Zoning Regulations.

Very truly yours,

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



Paul H. Heinke
Chief
December 8, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Mr. Commodore, Chairman
Zoning Advisory Committee

Re: Property Owner: Ida V. Graf
Location: 1/2 S 32nd St. 153' E. Hamilton Ave.
Item No. 125 Zoning Agenda Meeting of 12/05/78

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 100 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 _____ exceeds the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Protection Code prior to occupancy or beginning of construction.
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", 1978 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: [Signature] Approved: [Signature] Fire Prevention Bureau
Special Inspection Division

December 15, 1978

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

Dear Mr. DiNenna:

Comments on Item #125, Zoning Advisory Committee Meeting of December 5, 1978, are as follows:

Property Owner: Ida V. Graf
Location: 1/2 32nd St. 153' E Hamilton Ave.
Bidding Zoning: D.M. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 75'.
Address: 0.287
District: 14th
Metropolitan, water and sewer exist.

Very truly yours,

Thomas H. Griffin
Thomas H. Griffin, Director
BUREAU OF METROPOLITAN SERVICES

TED/382/PW-6

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 1, 1978

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

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

RE: Item No: 125
Property Owner: Ida V. Graf
Location: 1/2 32nd Street 153' E Hamilton Ave.
Present Zoning: D.M. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 75'.

District: 14th
No. Acres: 0.287

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

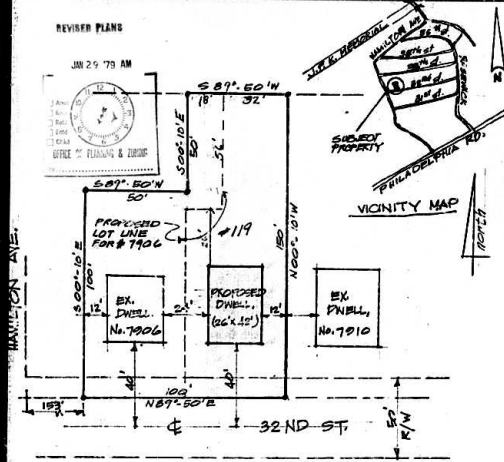
WTF/bp

JEROME H. McLEWANN, President
T. HARVEY WILKINS, JR., Vice-President
MARCEL H. BOZARIS

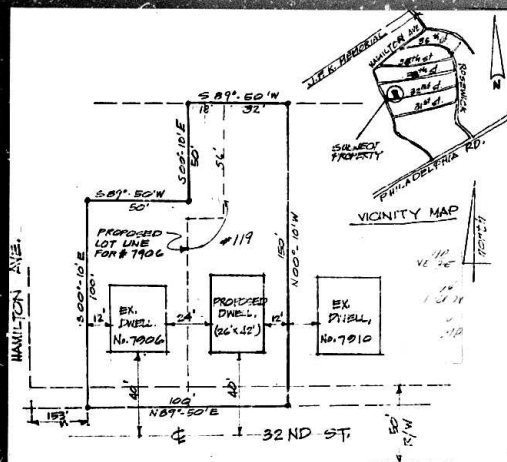
THOMAS H. ROYER
WILLIAM L. LORRAINE, T. CHURCH
ROGER R. HAYDEN
ROBERT V. DUBEL, Superintendent

ALVIN LORRICK
DEAN WILSON R. SMITH, JR.
RICHARD M. TRACY, D.V.M.

REVISED PLANS



VARIANCE PLAT FOR LOT WIDTHS & REAR SETBACK
IDA GRAF
LOT 119 AND PART LOT 120 & 121
ROSEDALE FARMS (DR. 5.5 ZONED)
14th DISTRICT (PUBLIC UTILITIES EXISTING)
SCALE: 1" = 30' IN THE STREET



VARIANCE PLAT FOR LOT WIDTHS
IDA GRAF
LOT 119 AND PART LOT 120 & 121
ROSEDALE FARMS (DR. 5.5 ZONED)
14th DISTRICT (PUBLIC UTILITIES EXISTING)
SCALE: 1" = 30' IN THE STREET

CERTIFICATE OF PUBLICATION

TOWSON, MD. JANUARY 8, 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 the 11th day of January, 1979, the 10th publication appearing on the 11th day of January, 1979.

THE JEFFERSONIAN
L. Frank Shuster
Manager

Cost of Advertisement, \$



TOWSON, MD. 21204 February 8, 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCES - Ida V. Graf

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 10 consecutive weeks before the 11th day of February, 1979, that is to say, the same was inserted in the issues of February 8, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Erica Berger*

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14 Date of Posting: 2/2/79
Posted for: *Ida V. Graf*
Petitioner: *Ida V. Graf*
Location of property: *1/2 32nd St., 153' E of Hamilton Ave.*
Location of Sign: *at 32nd St. & 153' E of Hamilton Ave.*
Remarks: *reported for second viewing date*
Posted by: *Erica Berger* Date of return: 2/2

1 sign

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14 Date of Posting: 2/2/79
Posted for: *Ida V. Graf*
Petitioner: *Ida V. Graf*
Location of property: *1/2 32nd St., 153' E of Hamilton Ave.*
Location of Sign: *at 32nd St. & 153' E of Hamilton Ave.*
Remarks: *reported for second viewing date*
Posted by: *Erica Berger* Date of return: 2/2

1 sign

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map	Original	Duplicate	Tracing	200 Sheet
	date by	date by	date by	date by	date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by					
76, BA, CC, CA					
Reviewed by: <i>MPG</i>					
Previous case:					
Revised Plans:					
Change in outline or description					
Map # <i>18 85</i>					

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 21 day of Nov. 1978. Filing Fee \$ 25 Received ☒ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: *GRAF* Submitted by: *P. DUBBY*
Petitioner's Attorney: *P. DUBBY* Reviewed by: *MPG*

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 76291

DATE: February 21, 1979 ACCOUNT: 01-668

RECEIVED FROM: *Ida V. Graf* AMOUNT: \$25.00

FOR: *Cost of Mapping and Posting*

RECEIVED 21 4371

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 76261

DATE: February 20, 1979 ACCOUNT: 01-668

RECEIVED FROM: *Ida V. Graf* AMOUNT: \$25.00

FOR: *Filing Fee For Case No. 75-181-A*

RECEIVED 21 2500

VALIDATION OR SIGNATURE OF CARRIER

JUN 16 1979